

WALMART SUPERCENTER

ONLINE PICKUP DELIVERY EXPANSION

4335-277, 11550 MERIDIAN MARKET VIEW

CITY OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

CONTACTS

PROPERTY OWNER
 WAL-MART STORES, INC.
 814 RESPECT DRIVE
 BENTONVILLE, AR 72716
 PHONE: 1-800-925-6278

ENGINEER
 GALLOWAY & COMPANY, INC.
 5500 GREENWOOD PLAZA BLVD., SUITE 200
 GREENWOOD VILLAGE, CO 80111
 TEL: (303) 770-8884
 FAX: (303) 770-3636
 ATTN: SID BIDDLE, P.E.
 EMAIL: sidbiddle@gallowayus.com

ARCHITECT
 MCG ARCHITECTURE
 1825 LAWRENCE ST.,
 SUITE 111
 DENVER, CO 80202
 TEL: (720) 529-8768
 CONTACT: ANTONIETTA AGUIRRE, AIA
 FAX: AAGUIRRE@MCGARCHITECTURE.COM

AGENCY CONTACTS

PLANNING AND ZONING DEPARTMENT
 EL PASO COUNTY
 2880 INTERNATIONAL CIRCLE, STE. 110
 COLORADO SPRINGS, CO 80910
 TEL: (719) 585-8905
 ATTN: MEGGAN HERRINGTON
 FAX: PLNWEB@ELPASO.COM

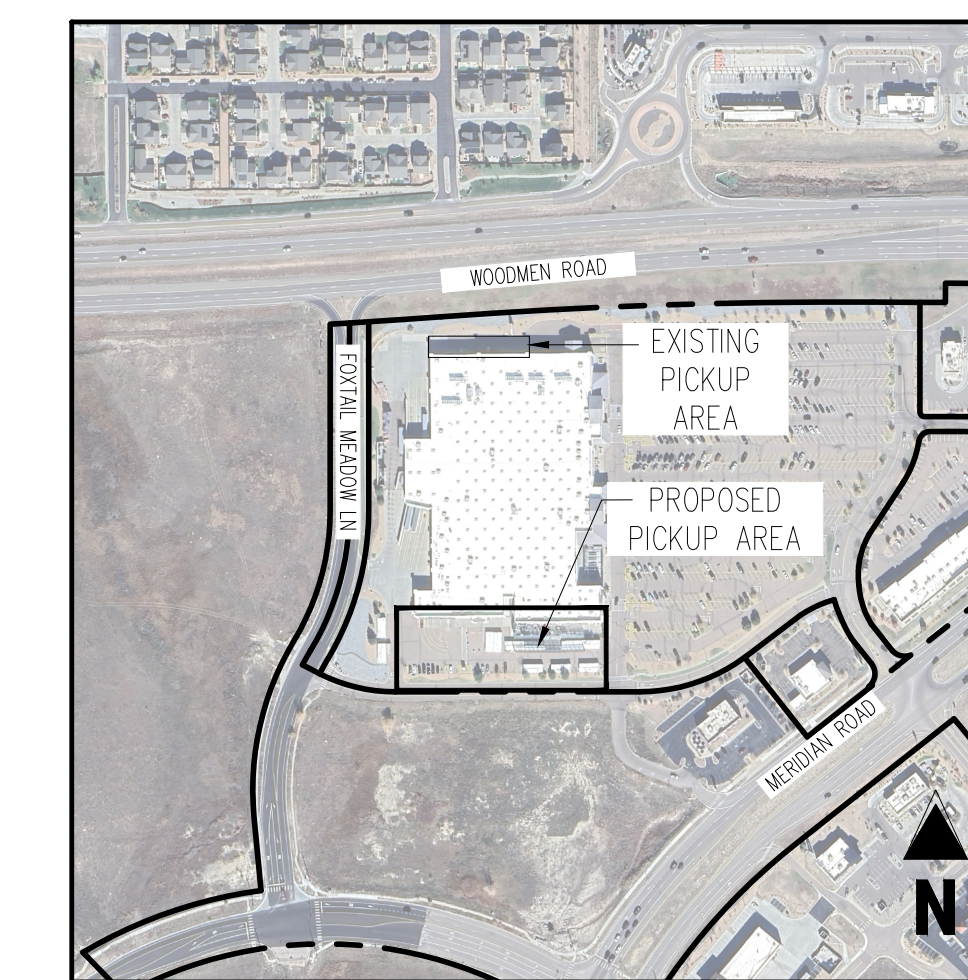
PUBLIC WORKS DEPARTMENT
 EL PASO COUNTY
 3275 AKERS DRIVE
 COLORADO SPRINGS, CO 80922
 TEL: (719) 520-6460
 FAX: (719) 520-6879
 ATTN: JACK LADLEY

FIRE DEPARTMENT
 FALCON FIRE PROTECTION DISTRICT
 7030 OLD MERIDIAN ROAD,
 PEYTON, CO 80831
 TEL: (719) 495-4050
 ATTN: TRENT HARWIG (FIRE CHIEF)
 FAX: FALCONFIRE@FALCONFIREPD.COM

ELECTRIC
 MOUNTAIN VIEW ELECTRIC ASSOCIATION
 11140 EAST WOODMEN ROAD
 FALCON, CO 80831
 TEL: (719) 495-2283
 FAX: (719) 495-3014

WATER & WASTEWATER
 FALCON AREA WATER AND WASTEWATER AUTHORITY
 1700 LINCOLN STREET, STE. 2000
 DENVER, CO 80203
 TEL: (303) 839-3800
 ATTN: NICOLE PEYKOV
 EMAIL: NPEYKOV@SPENCERFANE.COM

STORM WATER
 EL PASO COUNTY
 2880 INTERNATIONAL CIRCLE, STE. 110
 COLORADO SPRINGS, CO 80910
 TEL: (719) 520-6300
 EMAIL: PUBLICWORKS.ELPASO.CO.COM/STORMWATER/



KEY MAP
 APPX. 1" = 400'



VICINITY MAP
 1" = 1000'

SHEET INDEX	
NO.	TITLE
CS0.0	COVER SHEET
CS1.0	DEMOLITION PLAN
CS2.0	SITE PLAN
CS2.1	EV DEMOLITION AND SITE PLAN
CS2.2	HORIZONTAL CONTROL PLAN
CS2.3	SITE SIGNAGE PLAN
CS2.4	SITE DETAILS
CS2.5	SITE DETAILS
CS3.0	GRADING PLAN
CS3.1	EV GRADING PLAN
CS4.0	EROSION AND SEDIMENT CONTROL PLAN
L1.0	LANDSCAPE PLAN

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT H & S STANDARDS
- NOTWITHSTANDING ANYTHING 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 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. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (EQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FLOODING DEED PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS II RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL OBTAIN GEOTECHNICAL TESTING PER EGM STANDARDS. FOUNDATION DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS, OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE, AND NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SONING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. (IF APPLICABLE, ADDITIONAL SONING AND STRIPING NOTES WILL BE PROVIDED.)
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND AGREEMENT, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
- EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERGROUND OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND _____ (XX METROPOLITAN DISTRICT, OR YY PROPERTY OWNER'S ASSOCIATION)_____.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: WALMART SUPERCENTER #4335, 11550 MERIDIAN MARKET VIEW, FALCON, COLORADO.

GEOTECHNICAL ENGINEER: INTERTEK PSI
 PROJECT NO.: 05323210 DATE: 04/17/26

IF PLANS OR SPECIFICATIONS DIRECTLY CONFLICT WITH INFORMATION IN GEOTECHNICAL REPORT, CEC SHALL BE CONTACTED VIA REF FOR CLARIFICATION. REFER TO STRUCTURAL PLANS FOR SPECIFIC SOIL PAD PREPARATION NOTES.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE. IF DISTURBED, CONTRACTOR SHALL REPLACE DAMAGED/REMOVED LANDSCAPE IN KIND.

CONTRACTOR SHALL PROTECT WHEN ABLE, ALL IRRIGATION ON SITE. AS NECESSARY, CONTRACTOR MAY CAP AND RE-INSTALL PORTIONS OF IRRIGATION WHILE MAINTAINING SERVICE TO EXISTING AREAS. ALL IRRIGATION SHALL MEET OR EXCEED THE PREVIOUSLY DESIGNED AND INSTALLED CONDITION.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

NOTE: MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS. A 18" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFICATIONS."

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.

SIGNATURE: WAL-MART STORES INC. BENTONVILLE, AR DATE: _____

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.

CIVIL ENGINEER P.E. DATE: _____

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



JENNIFER IRVINE, P.E. COUNTY ENGINEER / EGM ADMINISTRATOR DATE: _____

PROPERTY DESCRIPTION (PER TITLE COMMITMENT)

LOT 1, FALCON HOPLANDS MARKET PLACE PLANNING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2005 AT RECEPTION NO. 289204360, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARING

BASES OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BEING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 85 WEST, OF THE 6TH P.M., AS MONUMENTED ON THE WEST END OF THE LINE BY A 2-1/2" ALUMINUM CHAIN LITERED 1.70' BELOW ASPHALT BEING THE NORTH QUARTER CORNER OF SECTION 12, AND ON THE EAST END OF THE LINE BY A CALCULATED POINT FOR THE NORTHEAST CORNER OF SECTION 12, AS DETERMINED BY EXISTING REFERENCE TIES PER MONUMENT RECORD DATED JUNE 30, 2003, BEING A REFERENCE MONUMENT, STAMPED "DREXEL BARRELL & CO. IN 1135 R 65W R 64W S1 S6 S12 S7 70.88 2019 PLS 29413, A DISTANCE OF 70.88 FEET, AND A REFERENCE MONUMENT, STAMPED "DREXEL BARRELL & CO. IN 1135 R 65W R 64W S1 S6 S12 S7 93.44 2019 PLS 29413, A DISTANCE OF 93.44 FEET AND IS CONSIDERED TO BEAR N89°49'00", WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.

BENCHMARK

FMS BENCHMARK #82
 ELEV: 6860.93' (NAVD 88)
 DESCRIPTION: 8.72 BEING A 3.25" ALUMINUM FMS CAP, "B72".
 SITE BENCHMARK #1
 ELEV: 6860.97'
 DESCRIPTION: NO. 5 REBAR WITH GREEN PLASTIC CAP, "GALLOWAY CONTROL".
 SITE BENCHMARK #2
 ELEV: 6872.21'
 DESCRIPTION: NO. 5 REBAR WITH GREEN PLASTIC CAP, "GALLOWAY CONTROL".

VERTICAL DATUM

NAVD 88

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR 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.

IN ACCORDANCE WITH EGM SECTION 1.1.2, 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 DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E. COUNTY ENGINEER / EGM ADMINISTRATOR DATE: _____



STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT A PARTICULAR LOCATION ON 04/17/2026, AND IT IS NOT SUITABLE FOR REUSE AT ANY OTHER LOCATION OR AT A LATER TIME. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES, DISTRICTS, AND LOCAL GOVERNMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES, DISTRICTS, AND LOCAL GOVERNMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES, DISTRICTS, AND LOCAL GOVERNMENTS.

Walmart logo
 FALCON (PEYTON), COLORADO
 11550 MERIDIAN MARKET VIEW
 STORE NUMBER: 04-335-277
 JOB NUMBER: WMT040335-01
 PROTO: _____

ISSUE BLOCK

NO.	DATE	DESCRIPTION

CHECKED BY: DJS
 DRAWN BY: RC
 PROTO CYCLE: 02/21/2026
 DOCUMENT DATE: 05/12/2026



COVER SHEET

SHEET: CS0.0

STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC PROJECT AND IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GALLOWAY & COMPANY, LLC. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GALLOWAY & COMPANY, LLC IS STRICTLY PROHIBITED.

Walmart
FALCON (PEYTON), COLORADO
 11550 MERIDIAN MARKET VIEW
 STORE NUMBER: 04335-277
 JOB NUMBER: WMT0406335-01
 PHOTO: 178

ISSUE BLOCK

CHECKED BY: DJS
 DRAWN BY: RC
 PROTO CYCLE: 02/21/2026
 DOCUMENT DATE: 05/12/2026



EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
 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.

IN ACCORDANCE WITH EDCM SECTION 1.1.2, 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 DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E.
 COUNTY ENGINEER / EDCM ADMINISTRATOR
 DATE: _____

SITE DETAILS

SHEET: **CS2.5**

FINISH LEGEND

P76	WALMART BLUE SW#076
P5E	SAFETY YELLOW

PIPE BOLLARD
N.T.S.

TYPE "A" CONCRETE CURB AND GUTTER
N.T.S.

36"X36" "STOP" SIGN AT HIGHWAY/STREET INTERSECTIONS
N.T.S.

30"X30" "STOP" SIGN WITHIN PARKING LOT
N.T.S.

"CROSS TRAFFIC" PLAQUE
N.T.S.

"LEFT/RIGHT TRAFFIC" PLAQUE
N.T.S.

"ONCOMING TRAFFIC" PLAQUE
N.T.S.

"ALL WAY" PLAQUE
N.T.S.

"STOP HERE FOR PEDESTRIANS" SIGN
N.T.S.

PAVING DETAILS
N.T.S.

HEAD-IN PARKING STALL 18' SINGLE STRIPE
N.T.S.

PICKUP CROSSWALK MARKING
N.T.S.

OPEN ARROW MARKINGS (MODIFIED)
N.T.S.

NOTES:
 1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 2. THESE WORDS ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT.
 3. OPEN ARROWS SHALL CONSIST OF A 4" PERIMETER STRIPE.

WAL-MART LIGHT BASE DETAIL
N.T.S.

TYPICAL ANCHOR BOLT SPACING
N.T.S.

TYPICAL LIGHTING POLE BASE DETAIL
N.T.S.

NOTES:
 1. 3000 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
 2. 2" MIN. IS TO BE MAINTAINED IN HOLE. REMOVE BEFORE POURING CONCRETE.
 3. FOUNDATION ELEVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL OVER EXISTING GRADE.
 4. ALL REINFORCING SHALL BE WELDED OR LAPPED TO PROVIDE 100% OVERLAP.
 5. FOUNDATION HAS BEEN DESIGNED FOR A COMPRESSIVE SOIL BASED ON A MINIMUM COHESIVE PRESSURE OF 1000 PSF, UTILIZING A SHAPO VALUE (E.C.204) OF 1.0.
 6. FOUNDATION HAS BEEN DESIGNED FOR A MINIMUM LATERAL DRILL PRESSURE OF 1000 PSF, UTILIZING A SHAPO VALUE (E.C.204) OF 1.0.
 7. DETAIL FOR 22" POLE WITH MAX. FUTURE EPA 4.8 SOFT.
 8. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE, PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.

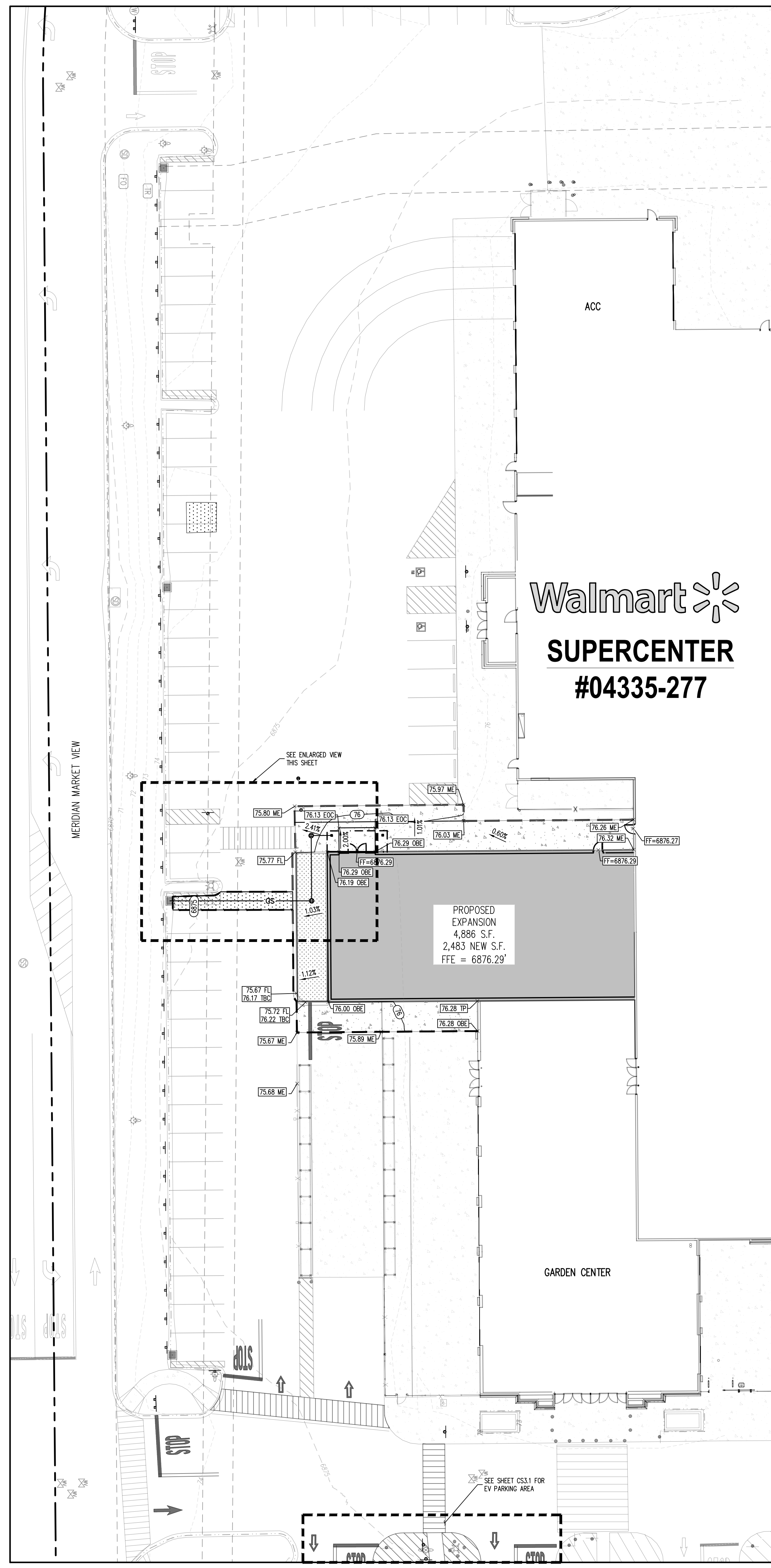
SOLID ARROW PAVEMENT MARKINGS
N.T.S.

NOTES:
 1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 2. THESE WORDS ARE TO BE PAINTED "RETROREFLECTIVE WHITE" WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

"ONLY" PAVEMENT MARKING
N.T.S.

NOTES:
 1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 2. THESE WORDS ARE TO BE PAINTED "RETROREFLECTIVE WHITE" WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

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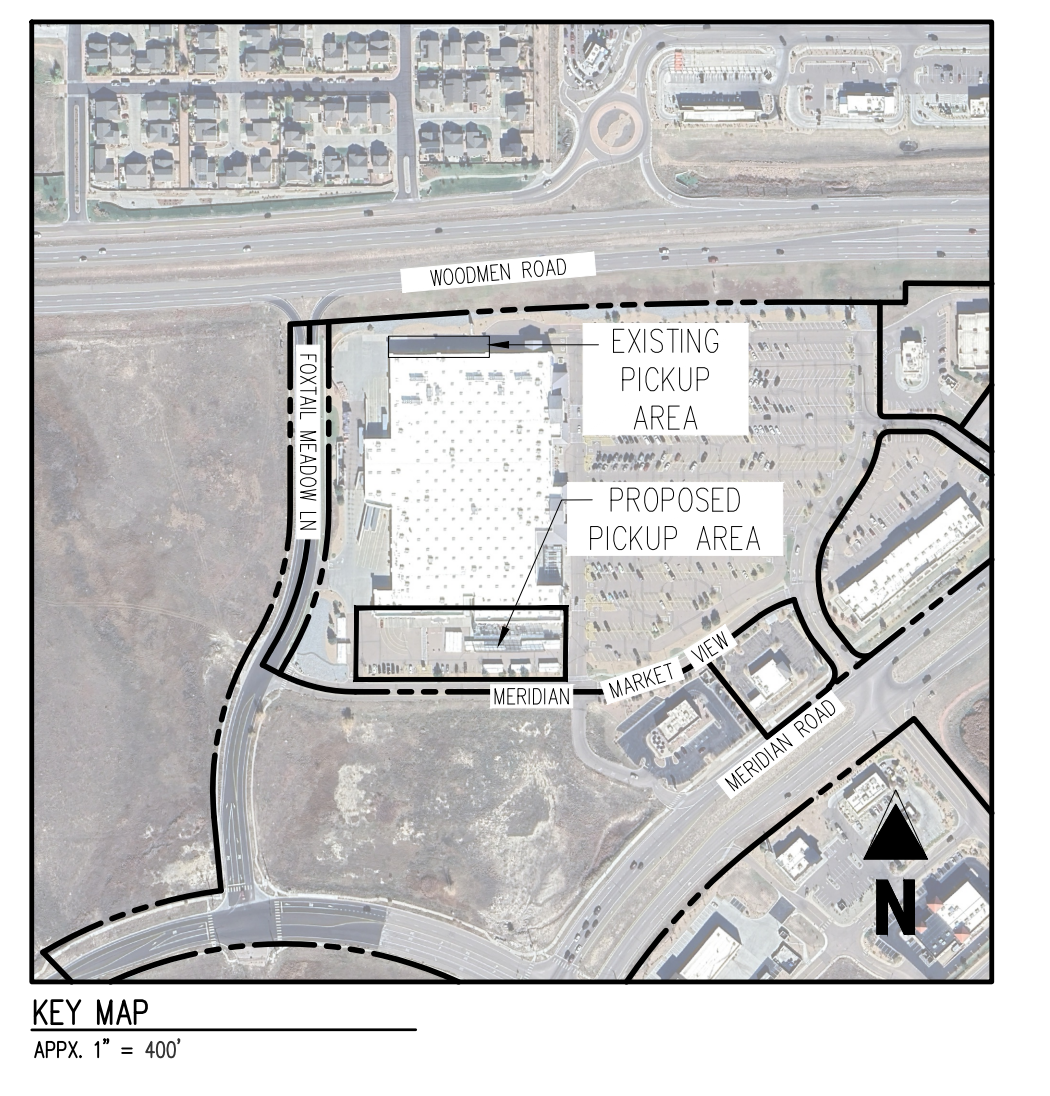
PROPOSED GRADING PLAN
SCALE 1" = 20'

CUT/FILL SUMMARY

AREA (S.F.)	CUT (C.Y.)	FILL (C.Y.)	NET FILL (C.Y.)
9,372	0.35	37.93	37.59

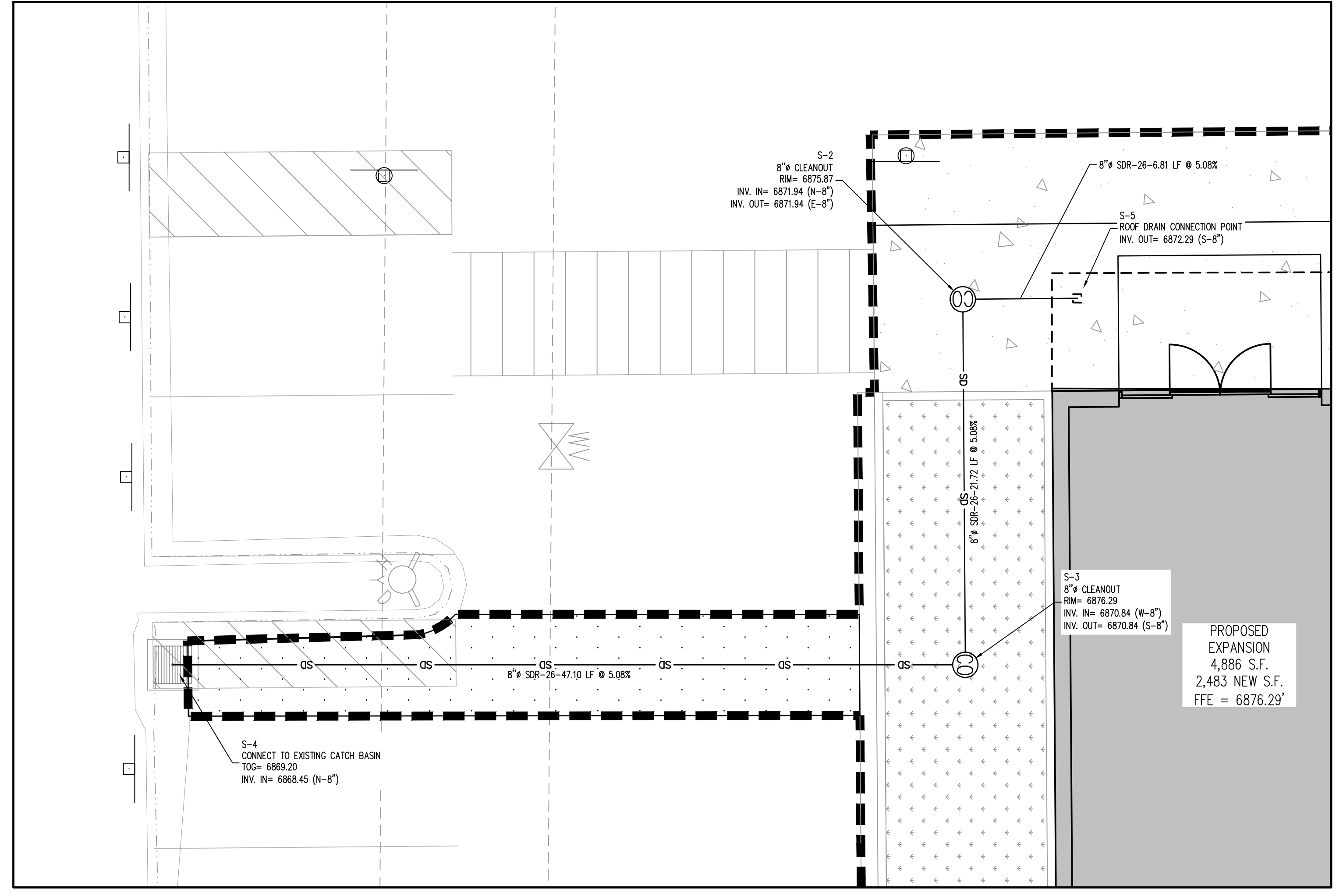
GRADING LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED SPOT ELEVATION
---	PROPOSED TOP OF CURB ELEVATION
---	PROPOSED FLOWLINE ELEVATION
---	FINISHED FLOOR
---	FINISHED GRADE
---	MATCH EXISTING
---	TOP OF RAMP
---	OUTER BUILDING ELEVATION
---	EXISTING SLOPE
---	PROPOSED SLOPE



LEGEND

---	PROPERTY BOUNDARY
---	EXISTING EASEMENT
---	EXISTING BUILDING
---	EXISTING CURB & GUTTER
---	PROPOSED CURB & GUTTER
---	EXISTING FENCE
---	EXISTING ASPHALT PAVING
---	PROPOSED ASPHALT PAVING
---	EXISTING CONCRETE PAVING/SIDEWALK
---	PROPOSED CONCRETE PAVING/SIDEWALK
---	PROPOSED SEAL COAT
---	PROPOSED LANDSCAPING
---	PROPOSED BUILDING
---	LIMITS OF SAWCUT
---	EXISTING ELECTRIC LINE TO REMAIN
---	PROPOSED ELECTRIC LINE
---	EXISTING STORM SEWER LINE TO REMAIN
---	PROPOSED STORM SEWER LINE
---	EXISTING WATER LINE TO REMAIN
---	PROPOSED WATER LINE
---	EXISTING STORM SEWER STRUCTURE
---	EXISTING SITE LIGHT
---	PROPOSED SITE LIGHT
---	EXISTING SITE SIGN
---	PROPOSED SITE SIGN
---	PROPOSED ADA PAVEMENT MARKING
---	EXISTING FIRE HYDRANT



PROPOSED UTILITY PLAN
SCALE 1" = 5'

- NOTES**
- ELEVATIONS ON THIS PLAN MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED. ADD 6800 TO THESE ELEVATIONS.
 - ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - ALL PEDESTRIAN SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL.
 - STORM SEWER LOCATED WITHIN 1' OF PROPOSED CANOPY. CANOPY ROOF DRAINS TO BE TIED INTO EXISTING UNDERGROUND STORM INFRASTRUCTURE.

BASIS OF BEARING

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BEING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., AS MONUMENTED ON THE WEST END OF THE LINE BY A 2-1/2" ALUMINUM CAP, "L622", 1.0' BELOW ASPHALT BEING THE NORTH QUARTER CORNER OF SECTION 12, AND ON THE EAST END OF THE LINE BY A CALCULATED POINT FOR THE NORTHEAST CORNER OF SECTION 12, AS DETERMINED BY EXISTING REFERENCE TIES PER MONUMENT RECORD DATED JUNE 30, 2021, BEING A HISTORIC MONUMENT, STAMPED, "DREXEL BARRELL & CO. RW 1135 R 65W R 64W S1 S6 S12 S7 70.88 2019 PLS 29413, A DISTANCE OF 70.88 FEET, AND A REFERENCE MONUMENT, STAMPED, "DREXEL BARRELL & CO. RW 1135 R 65W R 64W S1 S6 S12 S7 83.44 2019 PLS 29413, A DISTANCE OF 83.44 FEET AND IS CONSIDERED TO BEAR NEAREST, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.

BENCHMARK

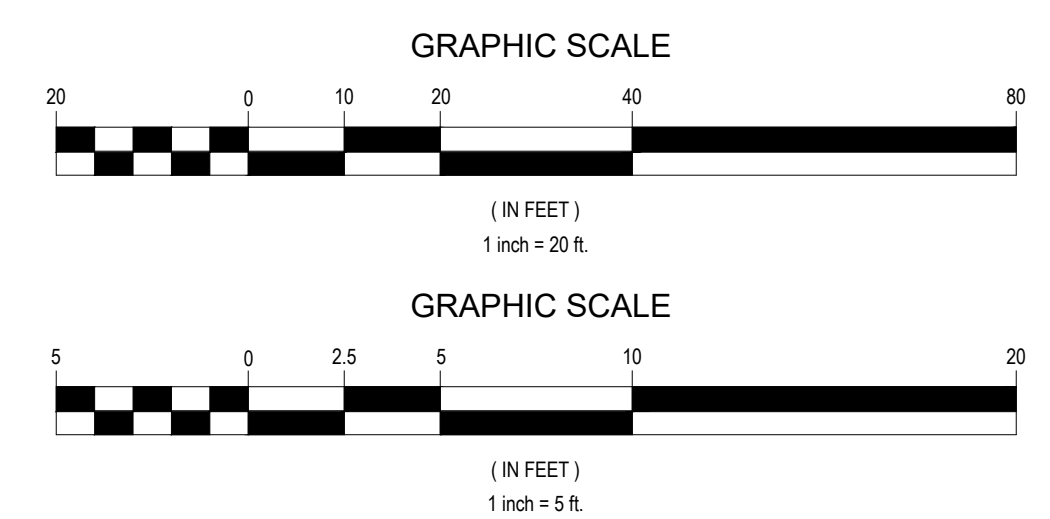
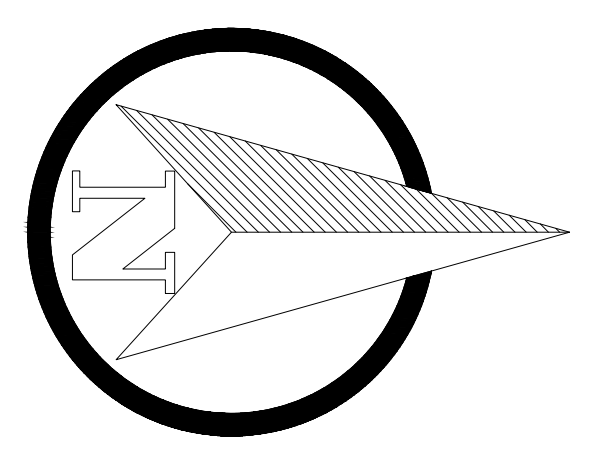
FMS BENCHMARK BL72
ELEV: 6860.93' (NAVD 88)
DESCRIPTION: BL72 BEING A 3.25" ALUMINUM FMS CAP, "BL72".

SITE BENCHMARK #1
ELEV: 6868.09'
DESCRIPTION: NO. 5 REBAR WITH GREEN PLASTIC CAP, "GALLOWAY CONTROL".

SITE BENCHMARK #2
ELEV: 6872.21'
DESCRIPTION: NO. 5 REBAR WITH GREEN PLASTIC CAP, "GALLOWAY CONTROL".

VERTICAL DATUM

NAVD88



EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
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.

IN ACCORDANCE WITH EGM SECTION 1.1.2, 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 DIRECTOR'S DISCRETION.

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

DATE

Galloway
172 N East Promenade, Suite 274
Aurora, CO 80015
888.953.1537
GallowayUS.com
Galloway & Company, LLC

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Walmart
FALCON (PEYTON), COLORADO
11550 MERIDIAN MARKET VIEW
STORE NUMBER: 04335-277
JOB NUMBER: WMT0404335-01
PROTO: 1793

ISSUE BLOCK

NO.	DESCRIPTION	DATE

CHECKED BY: DUS
DRAWN BY: RC
PROTO CYCLE: 02/21/2026
DOCUMENT DATE: 05/12/2026



GRADING PLAN

SHEET: CS3.0

