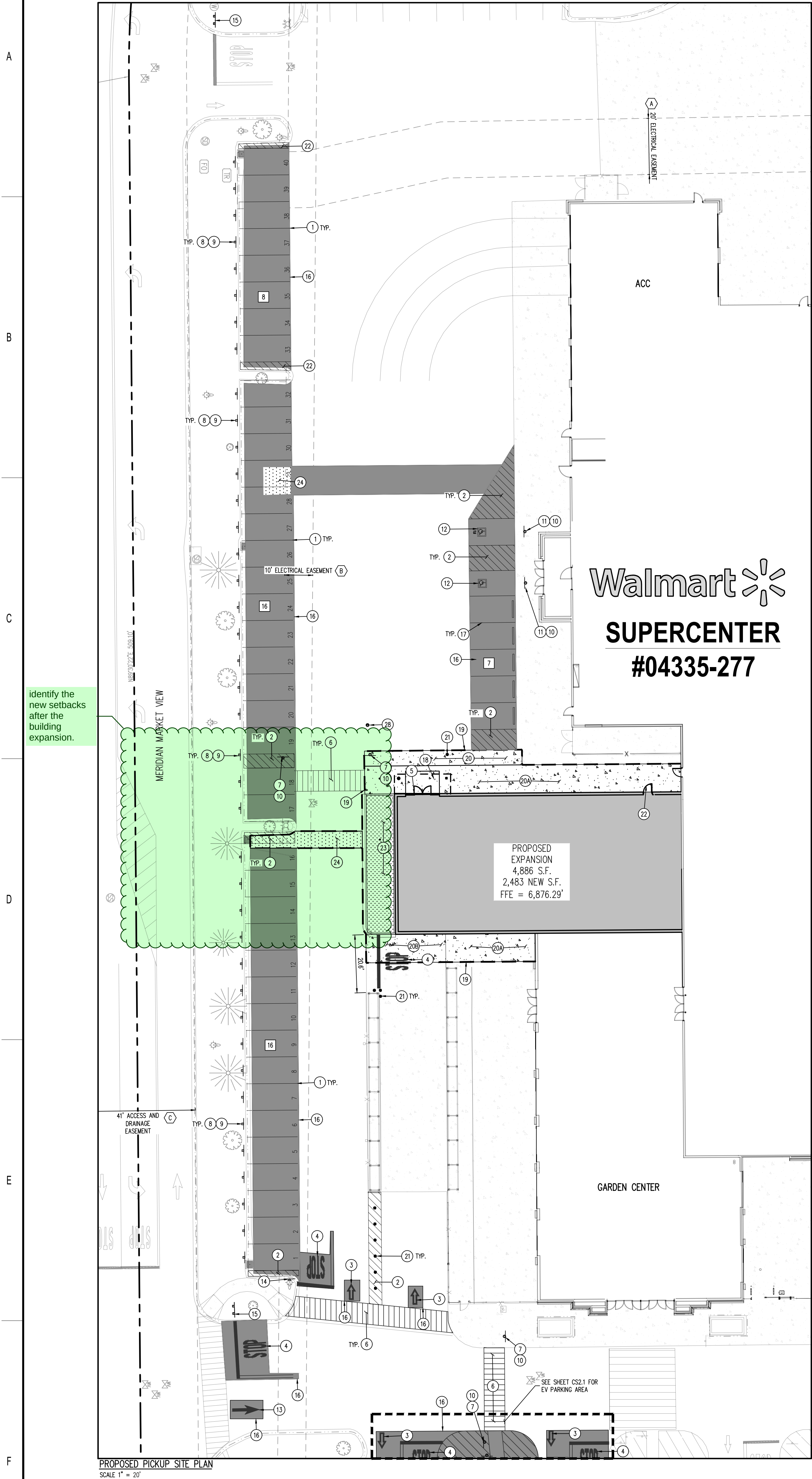


$$FFE = 6,876.29$$

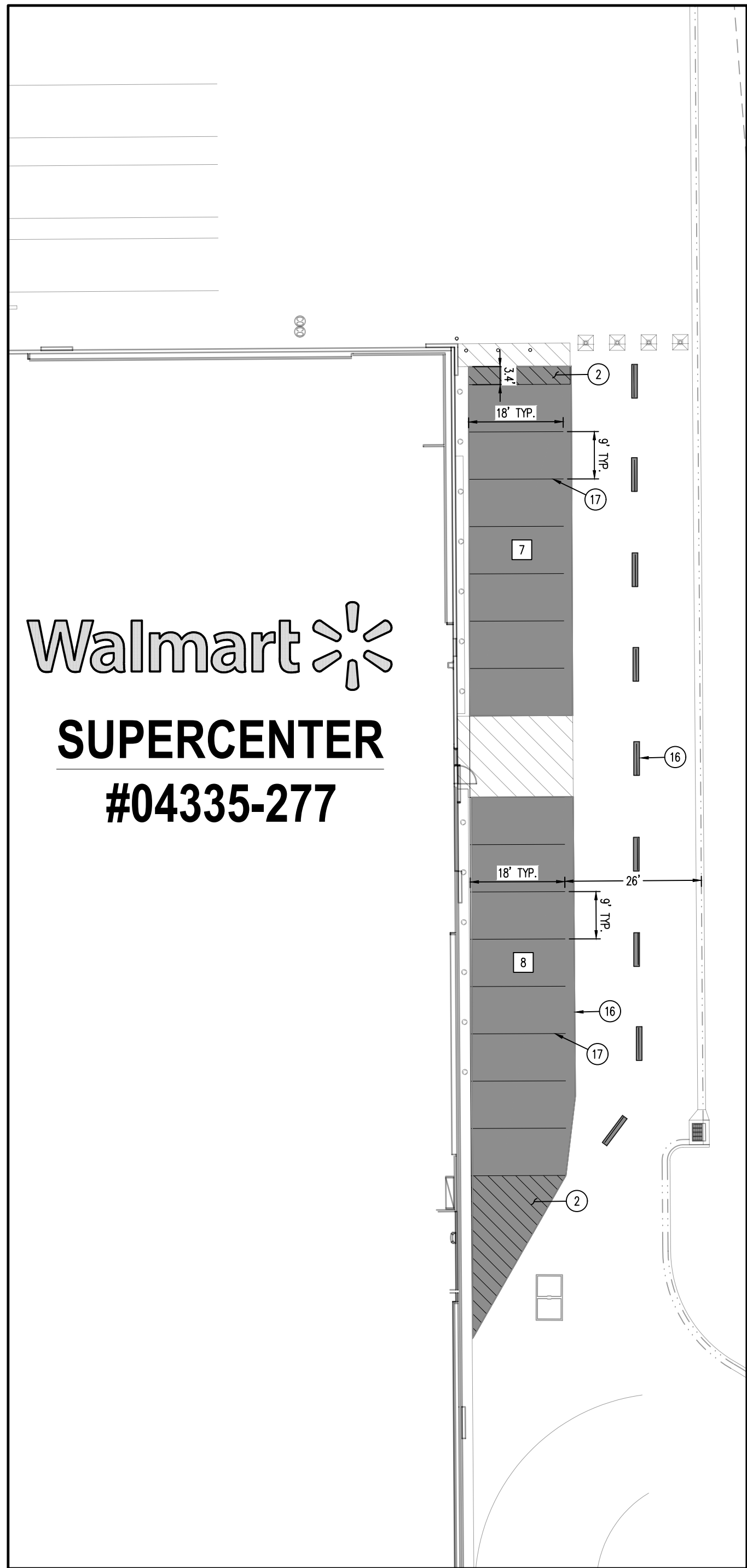
SCALE 1" = 20'

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

PCD-#



PROPOSED PICKUP SITE PLAN
SCALE 1" = 20'



PROPOSED SITE PLAN (EXISTING PICKUP AREA)
SCALE 1" = 20'

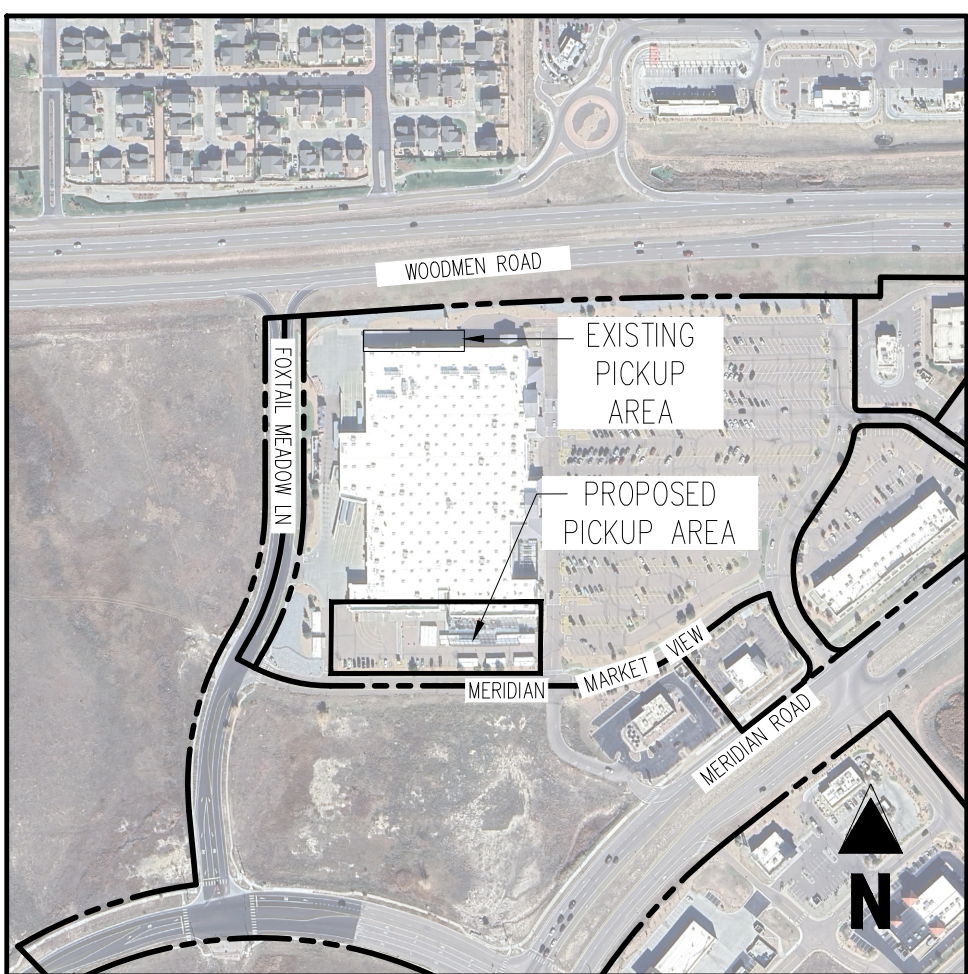
SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	185,830 S.F.	188,313 S.F.
REQUIRED PARKING (PER CITY OF FALCON)	744 SPACES	753 SPACES
REQUIRED PARKING RATIO (PER CITY OF FALCON)	4.0/1,000 S.F.	4.0/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	850 SPACES	847 SPACES
ACCESSIBLE PARKING	22 SPACES	22 SPACES
EV PARKING	0 SPACES	8 SPACES
PICKUP PARKING	13 SPACES	40 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	20 SPACES	20 SPACES
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	885 SPACES	882 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.8/1,000 S.F.	4.6/1,000 S.F.

EASEMENT SCHEDULE

- (A) 20' MOUNTAIN VIEW ELECTRICAL EASEMENT REC. NO. 206140477
- (B) 10' MOUNTAIN VIEW ELECTRICAL EASEMENT REC. NO. 206140477
- (C) 41' INGRESS/EGRESS UTILITY AND DRAINAGE EASEMENT REC. NO. 205204360

SITE SCHEDULE

- (1) PROPOSED PICKUP STALL PAVEMENT STRIPING. STALL NUMBERING FOR REFERENCE ONLY (REF. SITE DETAILS).
- (2) PROPOSED 4" SOLID YELLOW PAINTED STRIPING AT 45° @ 2'-0" O.C.
- (3) PROPOSED OPEN ARROW PAVEMENT MARKING (REF. SITE DETAILS).
- (4) PROPOSED STOP BAR AND "STOP" TEXT PAVEMENT MARKING (REF. SITE DETAILS).
- (5) PROPOSED PICKUP DOOR (REF. ARCH. PLANS).
- (6) PROPOSED CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-4" WHITE STROPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE (REF. SITE DETAILS).
- (7) PROPOSED R1-5B "STOP HERE FOR PEDESTRIANS" SIGNAGE (REF. SITE DETAILS).
- (8) PROPOSED PICKUP SIGNAGE (REF. SITE DETAILS).
- (9) PROPOSED SIGN MOUNTING AND BASE WITH BREAKAWAY POST.
- (10) PROPOSED SIGN MOUNTING AND BASE WITH BOLLARD.
- (11) PROPOSED ADA PARKING SIGNAGE (REF. SITE DETAILS).
- (12) PROPOSED ADA STRIPING AND PAVEMENT MARKINGS (REF. SITE DETAILS).
- (13) PROPOSED CLOSED ARROW PAVEMENT MARKINGS (REF. SITE DETAILS).
- (14) PROPOSED 30"x30" STOP SIGN (REF. SITE DETAILS).
- (15) PROPOSED 36"x36" STOP SIGN WITH DOUBLE BREAKAWAY POSTS (REF. SITE DETAILS).
- (16) PROPOSED LIMITS OF SEAL COAT. CONTRACTOR SHALL APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
- (17) PROPOSED 4" STALL STRIPING (REF. SITE PLANS).
- (18) PROPOSED ASSOCIATE CANOPY AND COLLUMS (REF. ARCH. PLANS).
- (19) PROPOSED SAWCUT.
- (20) PROPOSED 4" STANDARD-DUTY PORTLAND CEMENT CONCRETE (PCC) PAVEMENT OVER 4" OF AGGREGATE BASE COURSE (ABC). SUBGRADE PREPARATION, BASE MATERIAL, AND COMPACTION SHALL CONFORM TO SITE DETAILS AND THE PROJECT GEOTECHNICAL REPORT.
- (20A) PROPOSED ARCHITECTURAL CONCRETE SIDEWALK (REF. ARCH. PLANS).
- (20B) PROPOSED 6" HEAVY-DUTY PORTLAND CEMENT CONCRETE (PCC) PAVEMENT OVER 4" OF AGGREGATE BASE COURSE (ABC). SUBGRADE PREPARATION, BASE MATERIAL, AND COMPACTION SHALL CONFORM TO SITE DETAILS AND THE PROJECT GEOTECHNICAL REPORT.
- (21) PROPOSED SITE BOLLARD (REF. SITE DETAILS).
- (22) PROPOSED EGRESS DOOR. (REFERENCE ARCHITECTURAL PLANS)
- (23) PROPOSED LANDSCAPING (REF. L1.0 FOR DETAILS)
- (24) PROPOSED 5.5" STANDARD-DUTY HOT ASPHALT MIX (HMA) PAVEMENT OVER 4" OF AGGREGATE BASE COURSE (ABC). SUBGRADE PREPARATION SHALL CONFORM TO SITE DETAILS AND THE PROJECT GEOTECHNICAL REPORT.
- (25) NEW HEADS ON EXISTING LIGHT POLE (REF. ELECTRICAL SITE PLAN AND SITE DETAILS ON SHEET CS2.4).
- (26) RELOCATED LIGHT POLE (REF. ELECTRIC SITE PLAN AND SITE DETAILS ON SHEET CS2.4).
- (27) NEW HEADS ON NEW 39 FT. POLE ON 3 FT. BASE (REF. ELECTRICAL SITE PLAN AND SITE DETAILS ON SHEET CS2.4).
- (28) PROPOSED ELECTRICAL PULL BOX. (REFERENCE ELECTRICAL PLANS)



KEY MAP
APPROX. 1" = 400'

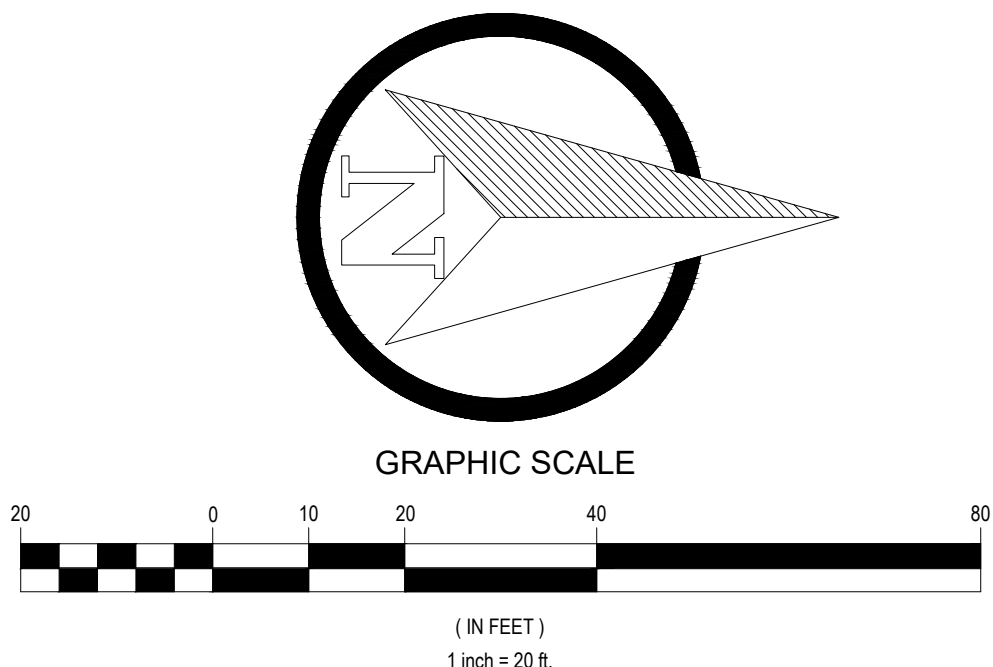
LEGEND

- 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 SITE LIGHT
- PROPOSED SITE LIGHT
- EXISTING SITE SIGN
- PROPOSED SITE SIGN
- EXISTING ADA PAVEMENT MARKING
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- STALL COUNT

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNALS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
- ALL LIGHT POLE BASES SHALL BE REPAINTED AND BOLT COVERS REPLACED WHERE MISSING OR DAMAGED. PREVIOUS OR NEW OVERSPRAY ON SURROUNDING PAVEMENT SHALL BE REMOVED. SEE ARCHITECTURAL SPECIFICATION SECTION 09000 FOR ADDITIONAL INFORMATION.
- REFRESH ENTIRE PARKING LOT STRIPING AND MARKINGS. MATCH EXISTING EXCEPT WHERE MODIFIED IN THESE DRAWINGS OR SSM/SECP PLAN SET. (SEPARATE PLAN SET). SEE PAVEMENT MARKING SPECIFICATIONS PROVIDED WITH THIS PLAN SET.
- STORM SEWER LOCATED WITHIN 475 FEET OF PROPOSED CANOPY. CANOPY ROOF DRAINS TO BE TIED INTO EXISTING UNDERGROUND STORM INFRASTRUCTURE.
- PER GEOTECHNICAL REPORT, CONTRACTOR TO VERIFY GROUNDWATER DEPTH BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.
- SHOULD ANY ARCHAEOLOGICAL OR CULTURALLY SENSITIVE MATERIALS BE ENCOUNTERED DURING EXCAVATION OPERATIONS, CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY WALMART CM AND CCC.
- SITE STALL NUMBERING AS SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. STALL NUMBERING SHALL NOT BE STRIPED ON PAVEMENT AND IS TO REFERENCE THE APPROPRIATE NUMBERING OF STALLS FOR THE PURPOSE OF SIGNAGE INSTALLATION.
- ALL EXISTING STRIPING AND PAVEMENT MARKINGS WITHIN THE PICKUP AREA SHALL BE REMOVED. REMOVE ANY DIRECTIONAL ARROWS OR STOP BARS/PAVEMENT MARKINGS THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR PAVEMENT MARKING HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING. DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE. INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SSM AND SECP PLANS IF APPLICABLE.
- GENERAL CONTRACTOR TO PREPARE AND REPAINT PARKING LOT LIGHT POLE BASES AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT. IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR LESS, THE BASE SHALL BE PAINTED/REPAINTED. IF THE LIGHT POLE BASE IS OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY MORE THAN 3 FEET, THE BASE SHALL NOT BE PAINTED UNLESS IT IS ALREADY PAINTED IN EXISTING CONDITIONS. EXPOSED CONCRETE LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW.
- GENERAL CONTRACTOR TO EXECUTE COMPLETE PARKING LOT RESTRIPTING, STRIPE, REFRESH ALL EXISTING PARKING FIELDS (MAIN, SIDE, OR REAR OF STORE, AND FUEL STATION) BASED ON SITE VIST. CCC SHALL COORDINATE WITH WALMART DESIGN MANAGER AND IT IS TO THE DISCRETION OF WALMART DESIGN MANAGER IF EXISTING STRIPING IS ACCEPTABLE. CCC TO DELETE THIS NOTE IF EXISTING STRIPING IS DEEMED ACCEPTABLE.

NOTE TO GC
1. CROSSWALK TO BE CENTERED ON RAMP. IF RAMP DROPPED CURB WIDTH IS LESS THAN 7'-4", THEN THE RAMP SHOULD BE REPLACED IF A "STOP FOR PEDESTRIANS" SIGN IS NOT PRESENT, G.C. SHALL PROVIDE AND INSTALL A MUTCD SIGN R1-5b.



remove this

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.

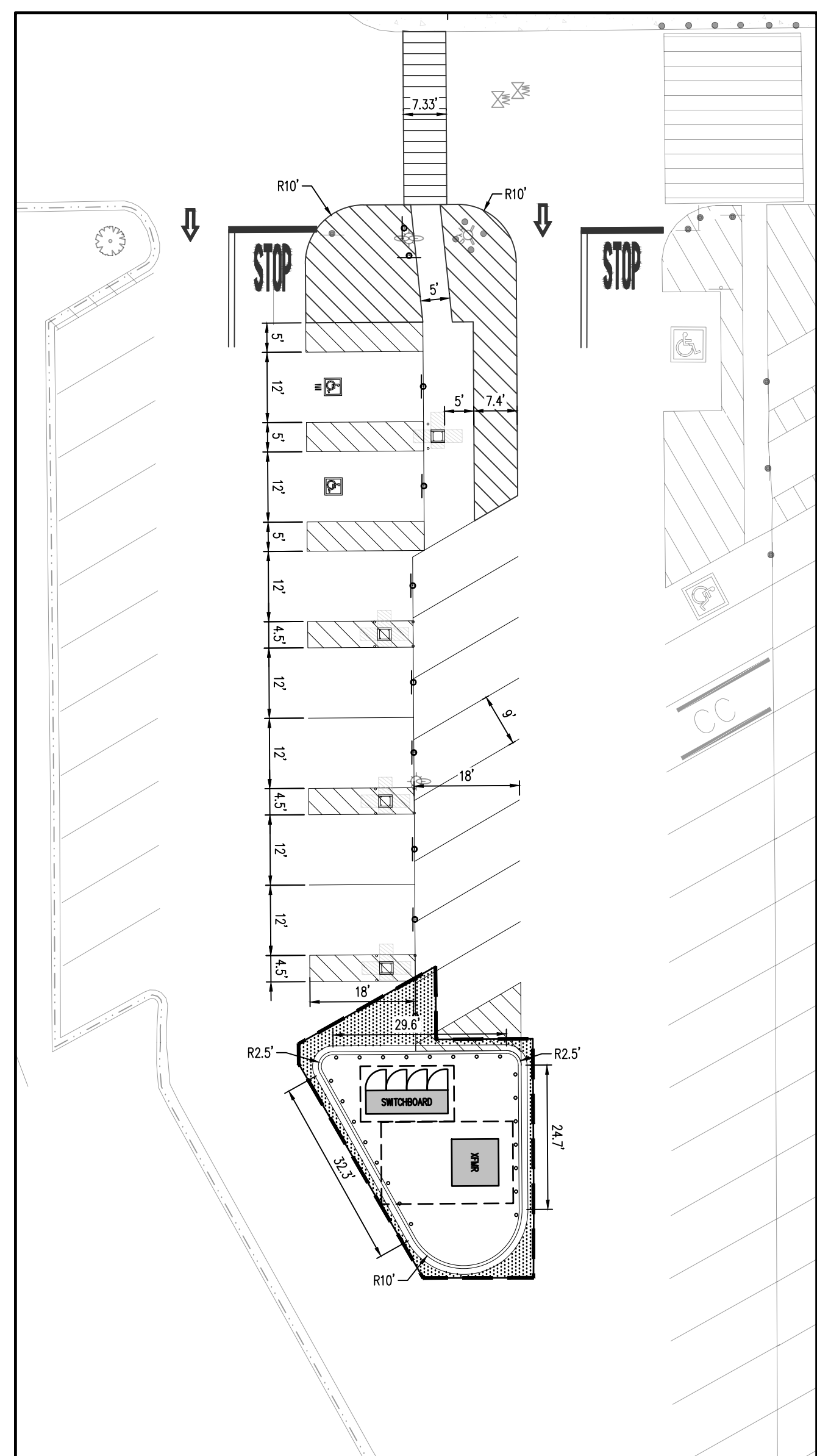
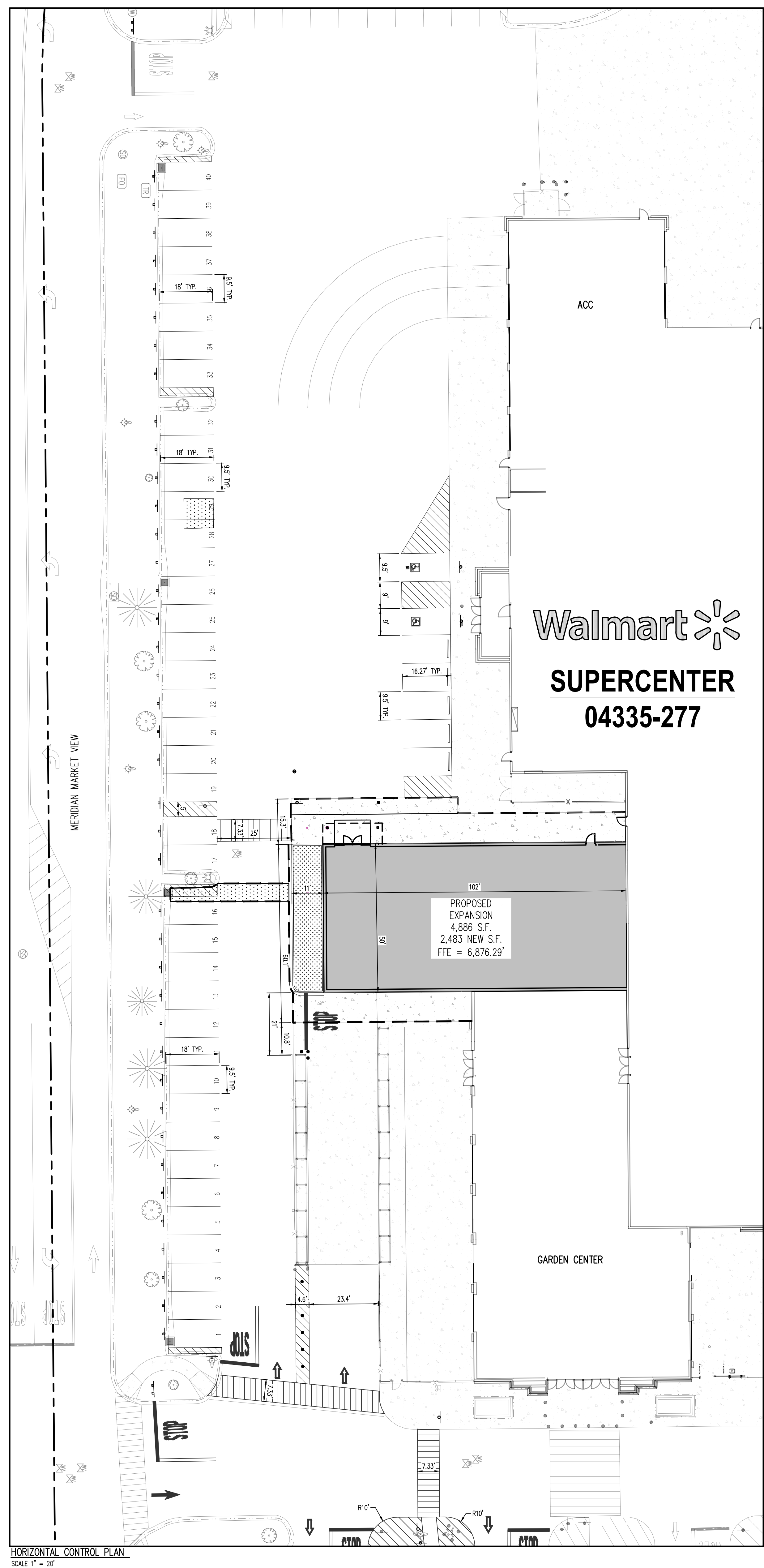
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

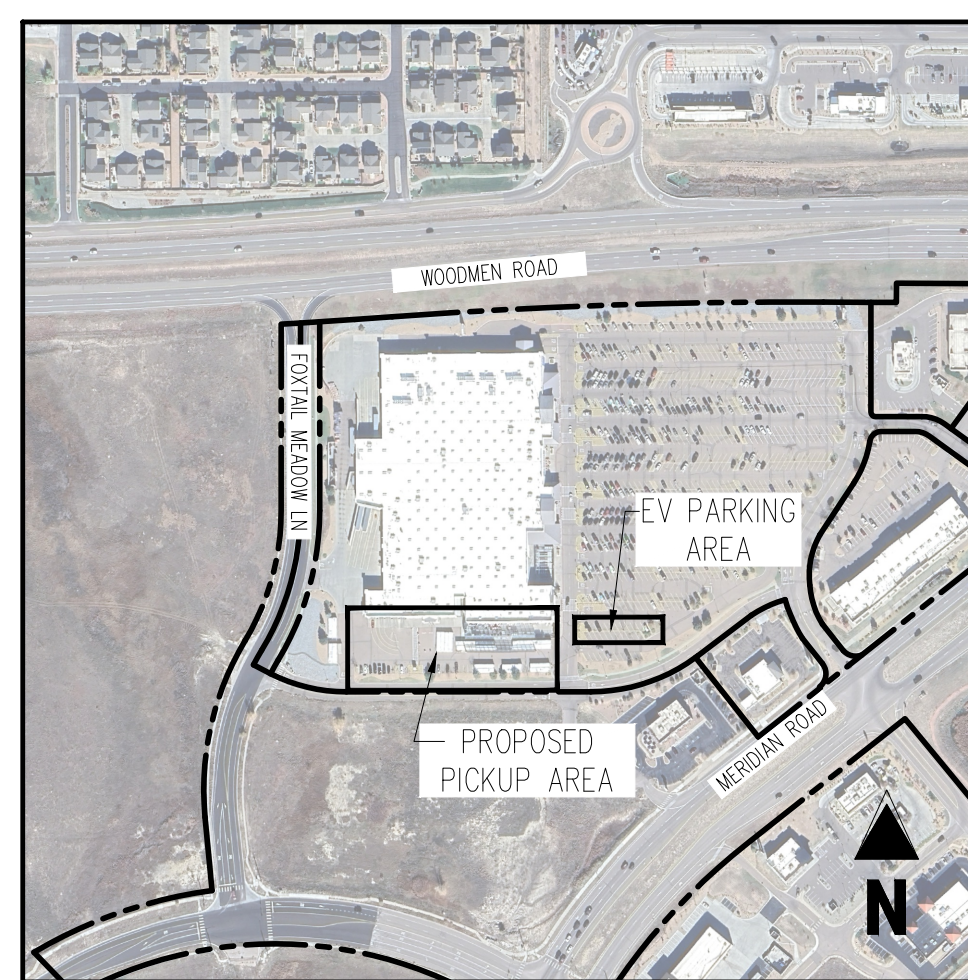
JENNIFER IRVINE, P.E.
COUNTY ENGINEER / EGM ADMINISTRATOR

DATE

PCD-#



PROPOSED EV PARKING HORIZONTAL CONTROL PLAN
SCALE 1" = 20'



KEY MAP
APPX. 1" = 400'

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 SITE LIGHT
	PROPOSED SITE LIGHT
	EXISTING SITE SIGN
	PROPOSED SITE SIGN
	EXISTING ADA PAVEMENT MARKING
	PROPOSED ADA PAVEMENT MARKING
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE

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.

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 PLM, AS MONUMENTED ON THE WEST END OF THE LINE BY A 2-1/2" ALUMINUM CAP, ILLIGIBLE, 1.70' BELOW ASPHALT 80' FROM THE NORTH CORNER CORNER OF SECTION 12, AND ON THE EAST END OF THE LINE BY A CALCULATED POINT 100' FROM THE NORTH CORNER CORNER OF SECTION 12, DETERMINED BY EXISTING RECORDS FOR MONUMENT RECORD DATED JUNE 30, 2021, BEING A REFERENCE MONUMENT, STAMPED, "DREXEL BARRELL & CO RM 1135 R 65W R 64W S12 S612 S7 70.88 29.15 PM 2941.3, A DISTANCE OF 70.88 FEET; AND A REFERENCE MONUMENT, STAMPED, "DREXEL BARRELL & CO RM 1135 R 65W R 64W S12 S612 S7 93.44 19.15 PM 2941.3, A DISTANCE OF 93.44 FEET AND IS CONSIDERED TO BEAR 889°49'00", WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.

CAUTION - NOTICE TO CONTRACTOR

1. 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.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 

Know what's below.
Call before you dig.



Know what's below.
Call before you dig.

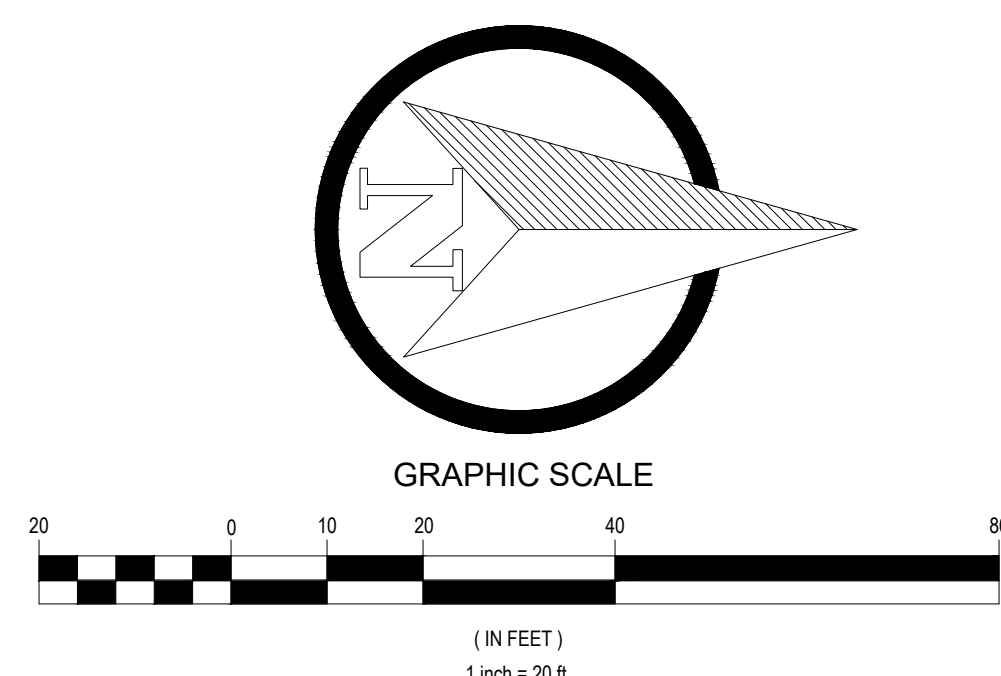
EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

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 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. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR



STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: FALCON, COLORADO. CONTEMPORANEITY WITH ITS ISSUE DATE, ON 06/12/2006, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Walmart* FALCON (PEYTON), COLORADO 11550 MERIDIAN MARKET VIEW STORE NUMBER: 04535-277	JOB NUMBER: WMT004356.21 PRODT0: 176
---	--

ISSUE BLOCK

[illegible]

CHECKED BY:	DJS
DRAWN BY:	RC
PROTO CYCLE:	02/27/2026
DOCUMENT DATE:	05/12/2026

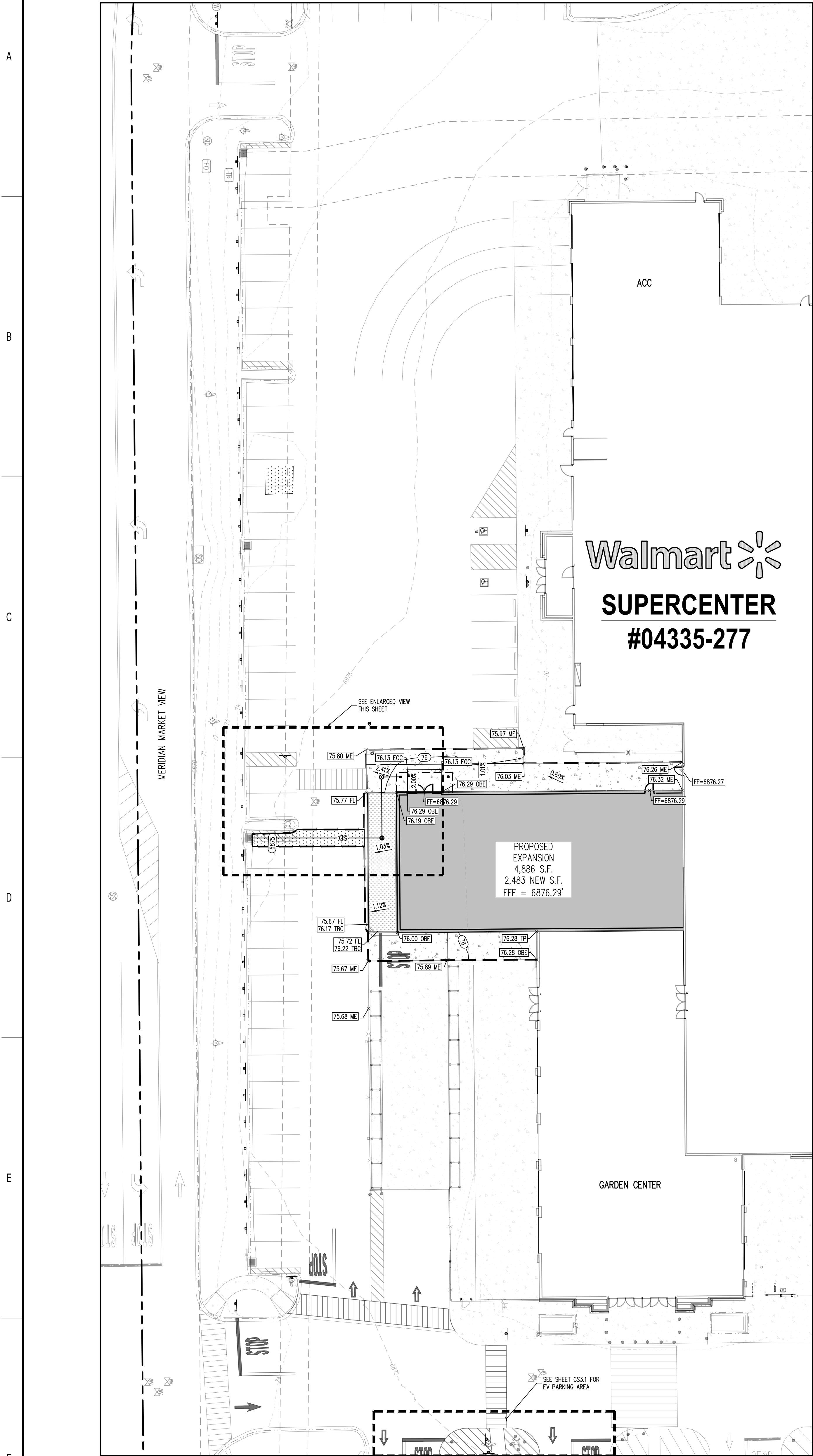


HORIZONTAL
CONTROL
PLAN

SHEET:
CS2.2



PCD-#

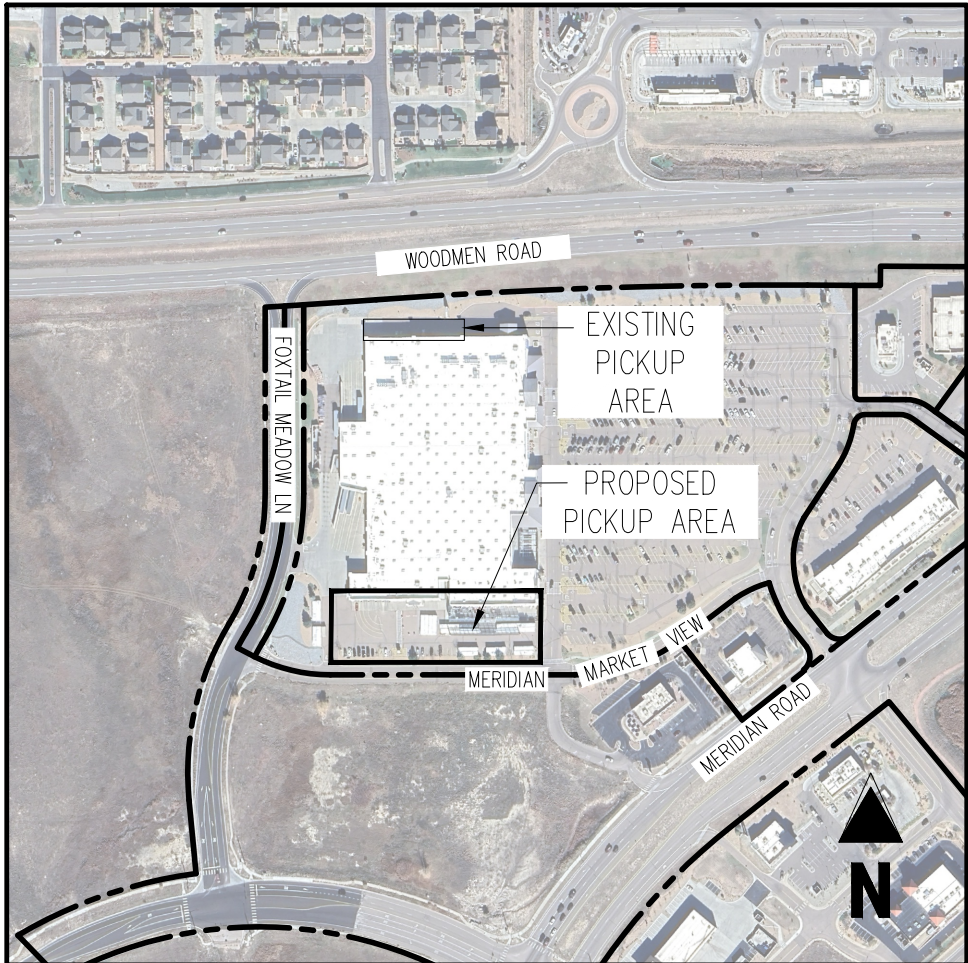


PROPOSED GRADING PLAN
SCALE 1" = 20'

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

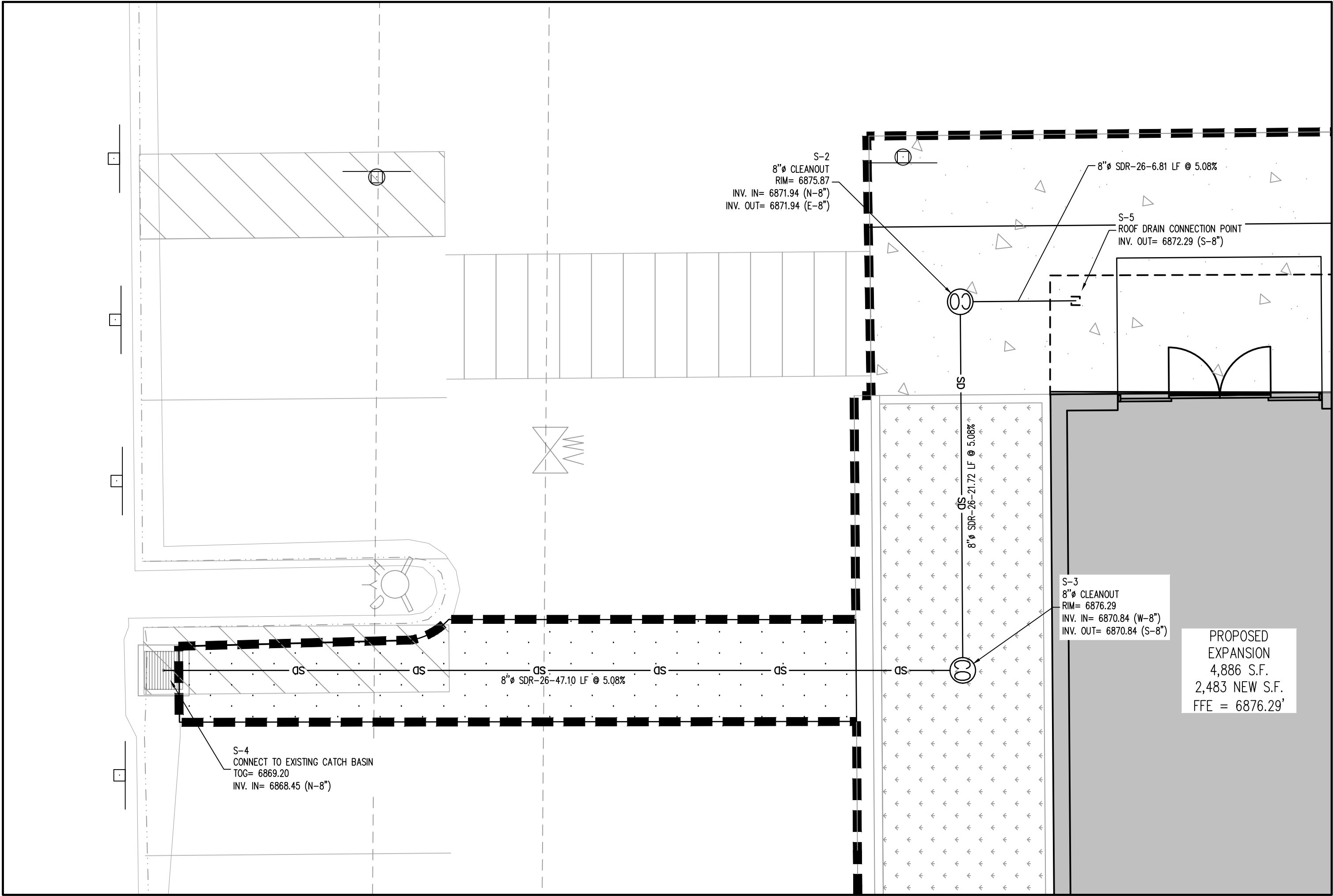
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED SPOT ELEVATION
EG	PROPOSED TOP OF CURB ELEVATION
FL	PROPOSED FLOWLINE ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
ME	MATCH EXISTING
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
OBE	OUTER BUILDING ELEVATION
2.00%	EXISTING SLOPE
2.00%	PROPOSED SLOPE



KEY MAP
APPROX. 1" = 400'

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 3' OF PROPOSED CANOPY. CANOPY ROOF DRAINS TO BE TIED INTO EXISTING UNDERGROUND STORM INFRASTRUCTURE.

BASIS OF BEARING

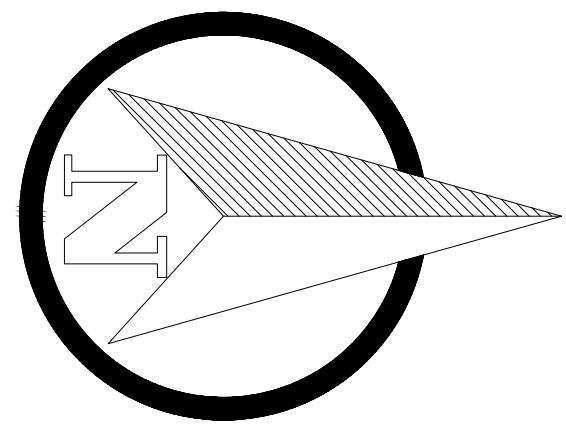
BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BEING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 85 WEST, OF THE 6TH P.M., AS MONUMENTED ON THE WEST END OF THE LINE BY A 2-1/2" ALUMINUM CAP, LIEBOWITZ, 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, 2001, BEING A REFERENCE MONUMENT, STAMPED, TORRELL BARRELL & CO. RW 11.35 R 65W S1 S6 S12 S7 70.88 2019 PLS 29413, A DISTANCE OF 70.88 FEET, AND A REFERENCE MONUMENT, STAMPED, TORRELL BARRELL & CO. RW 11.35 R 65W S1 S6 S12 S7 S14.4 2019 PLS 29413, A DISTANCE OF 35.44 FEET AND IS CONSIDERED TO BEAR INSP/0070, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.

BENCHMARK

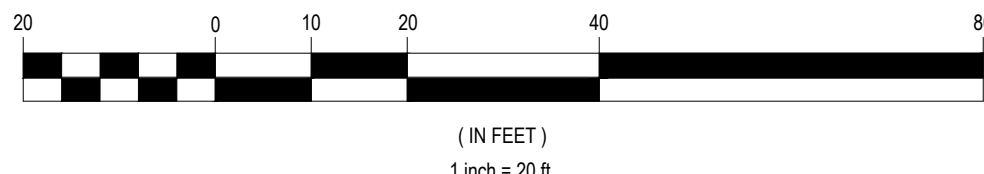
FMS BENCHMARK #1
ELEV. 6860.83' (NAVD 88)
DESCRIPTION: BL72 BEING A 3.25" ALUMINUM FMS CAP, "BL72".
SITE BENCHMARK #1
ELEV. 6868.09'
DESCRIPTION: NO. 5 REBAR WITH GREEN PLASTIC CAP, "GALLOWAY CONTROL".
SITE BENCHMARK #2
ELEV. 6872.21'
DESCRIPTION: NO. 5 REBAR WITH GREEN PLASTIC CAP, "GALLOWAY CONTROL".

VERTICAL DATUM

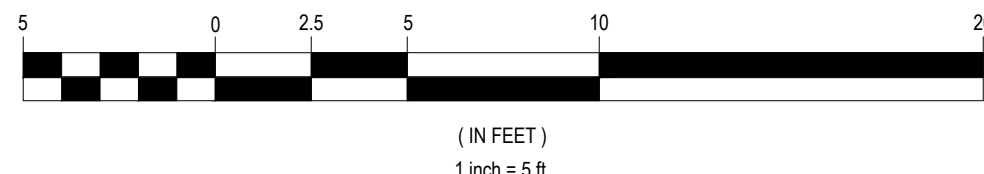
NAVD88



GRAPHIC SCALE



GRAPHIC SCALE



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 1.12, 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 DIRECTOR'S DISCRETION.

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

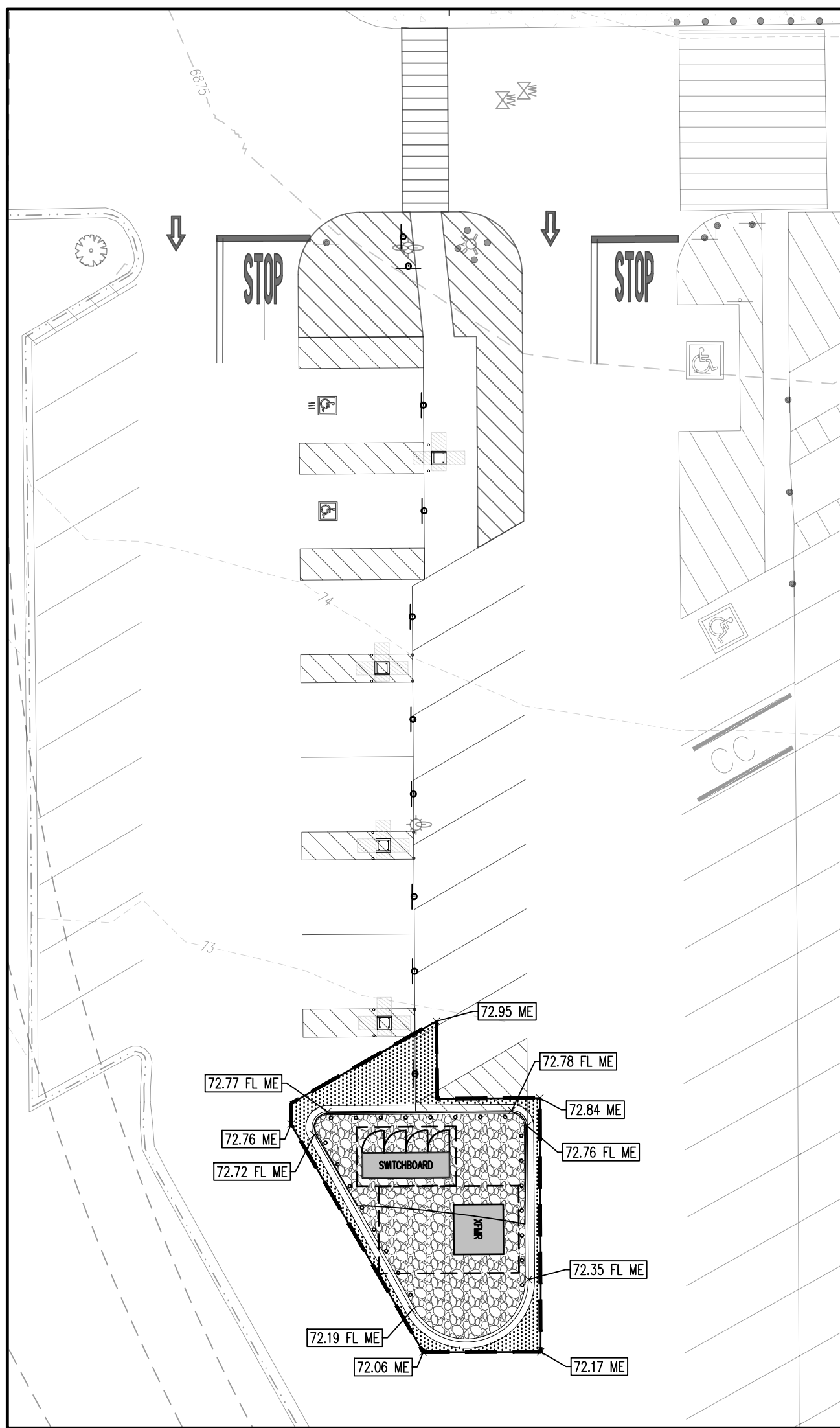
ISSUE BLOCK

NO.	DESCRIPTION	DATE

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

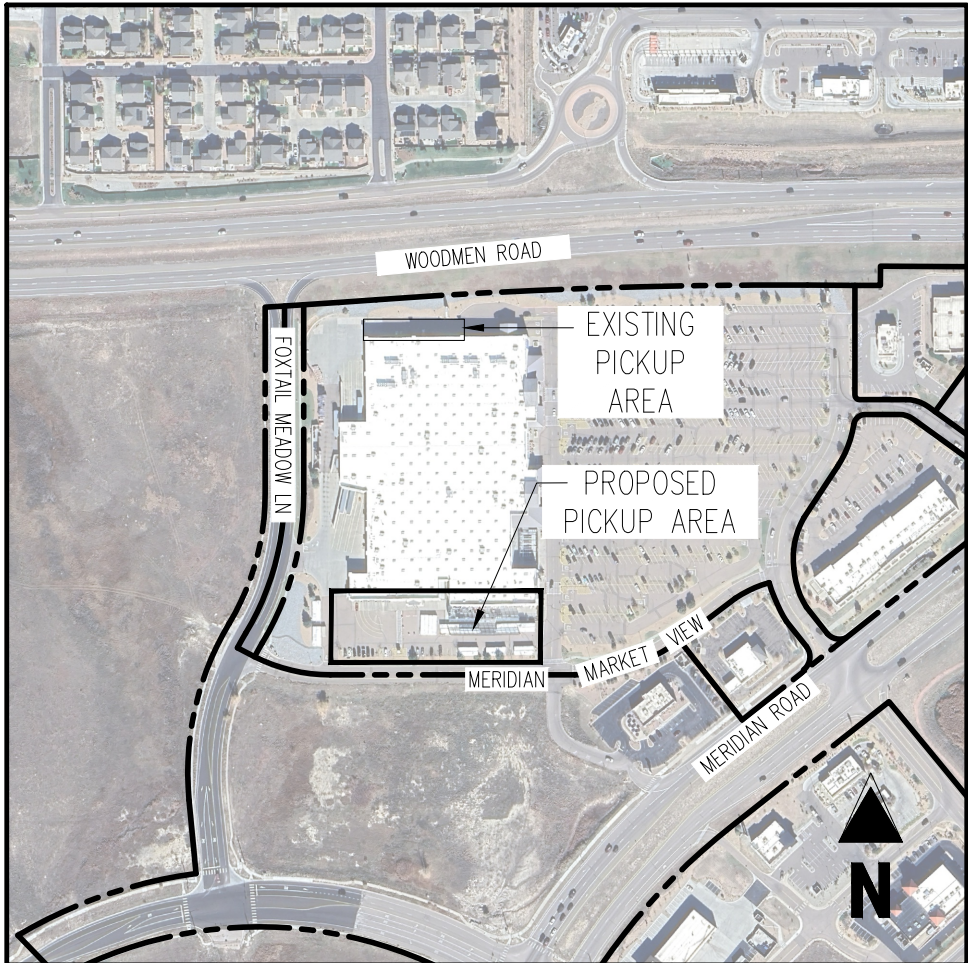


GRADING PLAN



PROPOSED EV PARKING AREA 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



KEY MAP
APPX. 1" = 400'

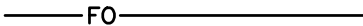
GRADING LEGEND

-----+-----	EXISTING MAJOR CONTOUR
-----X-----	EXISTING MINOR CONTOUR
-----XX-----	PROPOSED MAJOR CONTOUR
-----XXX-----	PROPOSED MINOR CONTOUR
-----80.00-----	PROPOSED SPOT ELEVATION
EG	PROPOSED TOP OF CURB ELEVATION
FL	PROPOSED FLOWLINE ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
ME	MATCH EXISTING
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
OBE	OUTER BUILDING ELEVATION
2.00%	EXISTING SLOPE
2.00%	PROPOSED SLOPE

NOTES

1. ELEVATIONS ON THIS PLAN MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED. ADD 6800 TO THESE ELEVATIONS.
2. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. ALL PEDESTRIAN SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL.
4. STORM SEWER LOCATED WITHIN ±4' OF PROPOSED CANOPY. CANOPY ROOF DRAINS TO BE TIED INTO EXISTING UNDERGROUND STORM INFRASTRUCTURE.

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 FIBER OPTIC LINE TO REMAIN
	PROPOSED FIBER OPTIC LINE
	EXISTING GAS LINE TO REMAIN
	PROPOSED GAS LINE
	EXISTING SANITARY SEWER LINE TO REMAIN
	PROPOSED SANITARY SEWER LINE
	EXISTING STORM SEWER LINE TO REMAIN
	PROPOSED STORM SEWER LINE
	EXISTING WATER LINE TO REMAIN
	PROPOSED WATER LINE
	EXISTING STORM SEWER STRUCTURE
	EXISTING SANITARY SEWER STRUCTURE
	PROPOSED SANITARY SEWER STRUCTURE
	EXISTING SITE LIGHT
	PROPOSED SITE LIGHT
	EXISTING SITE SIGN
	PROPOSED SITE SIGN
	EXISTING ADA PAVEMENT MARKING
	PROPOSED ADA PAVEMENT MARKING
	EXISTING FIRE HYDRANT
	LIMITS OF SAWCUT

BASIS OF BEARING

BASIS OF BEARINGS: ALL BEARINGS ARE GR BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BEING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH PM., AS MONUMENTED ON THE WEST END OF THE LINE BY A 2-1/2" ALUMINUM CAP, LEGIBLE, 1.70' BELOW ASPHALT SURFACE AND IN THE EAST END OF THE LINE BY AN IRON PIN, 1.70' ABOVE ASPHALT SURFACE. A CALCULATED POINT FOR THE NORTHEAST CORNER OF SECTION 12, AS DETERMINED BY EXISTING RECORDS PER MONUMENT RECORD DATED JUNE 30, 2021, BEING A REFERENCE MONUMENT, STAMPED, "DREBEL BARRELL & CO R113 S 65W R 64W S1E 70.08 2019 PLS 29413, A DISTANCE OF 70.88 FEET, AND A REFERENCE MONUMENT, STAMPED, "DREBEL BARRELL & CO R113 S 65W R 64W S1E 56 S12 93.44 2019 PLS 29413, A DISTANCE OF 93.44 FEET AND IS CONSIDERED TO BEAR N89°49'00" W WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THEREOF.

BENCHMARK

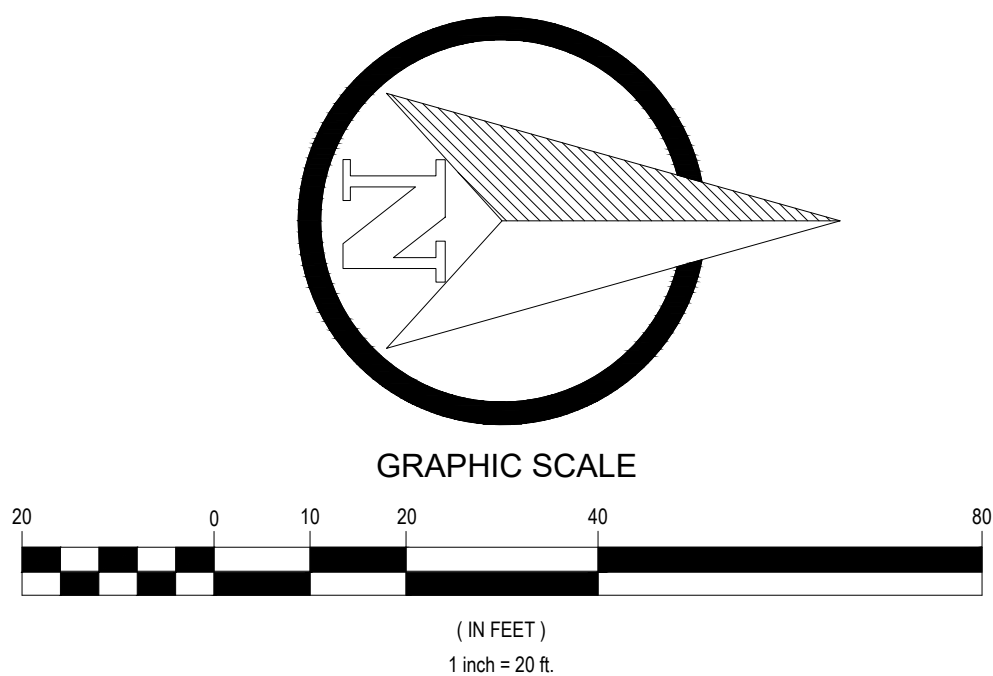
FIMS BENCHMARK #172
ELEV: 6860.93" (NAVD 88).
DESCRIPTION: BL72 BEING A 3.25" ALUMINUM FIMS CAP, "BL72".

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 1.12, 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. DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR

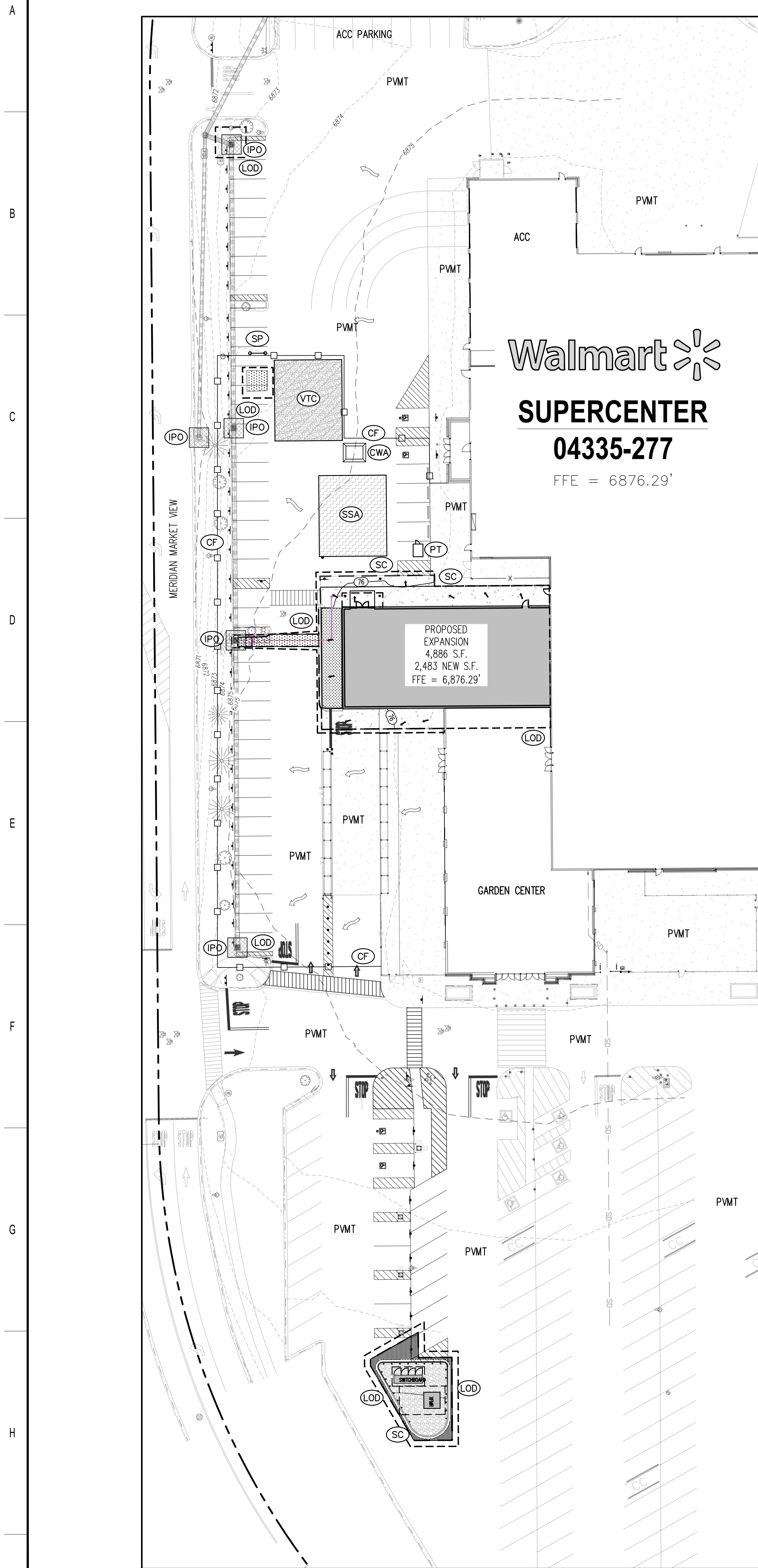
[illegible]

CHECKED BY:	DJS
DRAWN BY:	RC
PROTO CYCLE:	02/27/2026
DOCUMENT DATE:	05/12/2026



GRADING PLAN

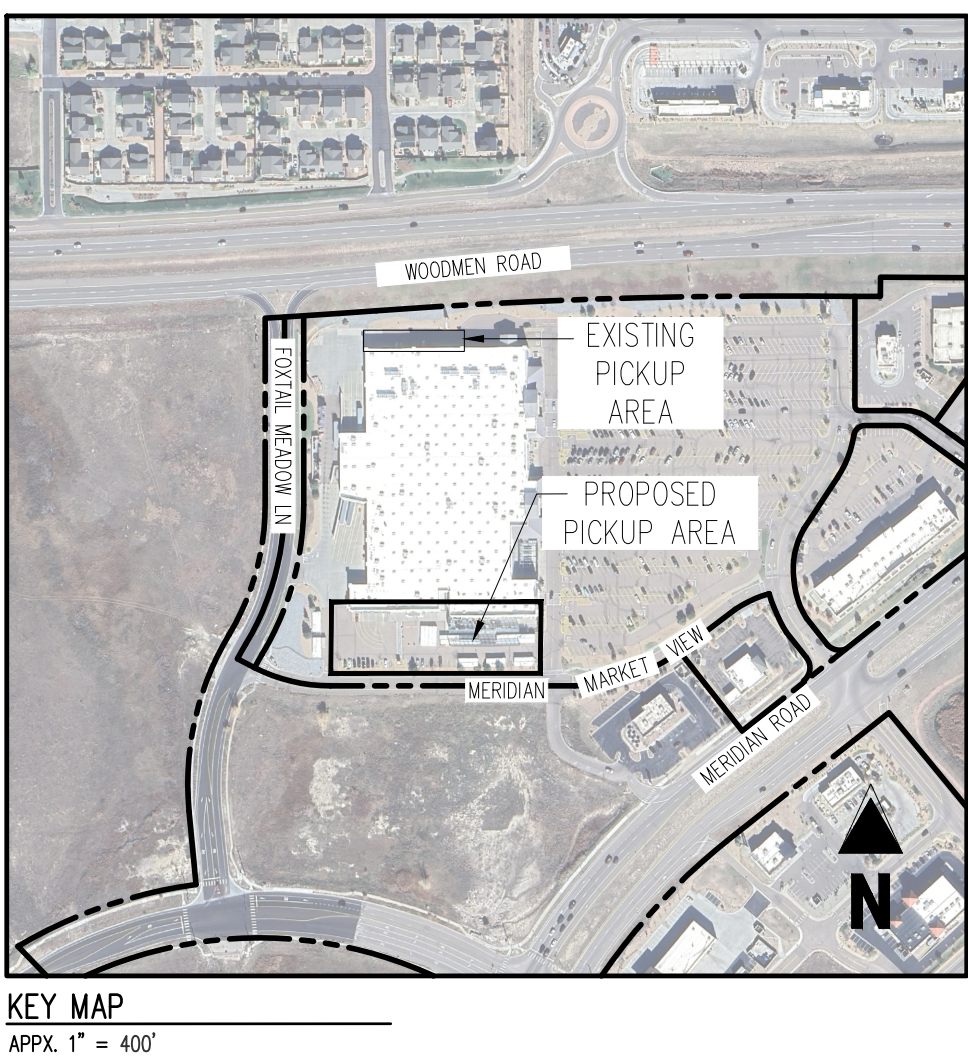
SHEET:
CS3.1



EROSION AND SEDIMENT CONTROL PLAN
SCALE 1" = 30'

LIMITS	AREA (S.F.)	AREA (AC)
LIMITS OF CONSTRUCTION	9,327	0.214

DISTURBED AREA IMPERVIOUS SURFACE DATA			
	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING	8,575 S.F. (91.5%)	797 S.F. (8.5%)	9,372 S.F. (100%)
PROPOSED	7,994 S.F. (85.3%)	1,378 S.F. (14.7%)	9,372 S.F. (100%)



GRADING LEGEND

	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLOWLINE ELEVATION
	FINISHED FLOOR
	FINISHED GRADE
	MATCH EXISTING
	BOTTOM OF RAMP
	TOP OF RAMP
	OUTER BUILDING ELEVATION
	EXISTING SLOPE
	PROPOSED SLOPE
	EXISTING STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (12" & LARGER)
	PROPOSED STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (12" & LARGER)
	PROPOSED PAVEMENT / BUILDINGS
	FLOW ARROW
	EXISTING FLOW ARROW
	PERMANENT PAVEMENT
	PERMANENT LANDSCAPING
	SDP SILT DIKE ON PAVEMENT
	CF CONSTRUCTION FENCE
	LDD LIMITS OF DISTURBANCE
	VTC VEHICLE TRACKING CONTROL
	CWA CONCRETE WASHOUT AREA
	SSA STABILIZED STAGING AREA
	IPS SUMP INLET PROTECTION (IP-3)
	IPO ON-GRADE INLET PROTECTION (IP-4)
	PROPOSED SAWCUT LINE
	PORTABLE TOILET
	SITE POSTING (CONTACTS AND PERMITS)
	WASHOUT POSTING

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 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

NOTES

1. ELEVATIONS ON THIS PLAN MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED. ADD 6800 TO THESE ELEVATIONS.
2. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. ALL PEDESTRIAN SIDEWALKS SHALL NOT EXCEED 22 CROSS SLOPE OR 5% LONGITUDINAL.
4. STORM SEWER LOCATED WITHIN 484' FEET OF PROPOSED CANOPY: CANOPY ROOF DRAINS TO BE TIED INTO EXISTING UNDERGROUND STORM INFRASTRUCTURE.
5. THE PLAN SHALL NOT SUSTAINABLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITIES FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DEVERT WATER TOWARDS UTILITIES FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO ACQUIRE OR PROTECT UTILITIES, OR PROVIDE INTERMEDIATE ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

CAUTION - NOTICE TO CONTRACTOR

- 1. 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 USED FOR 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.**
- 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.**
- 811**
**Know what's below.
Call before you dig.**

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.

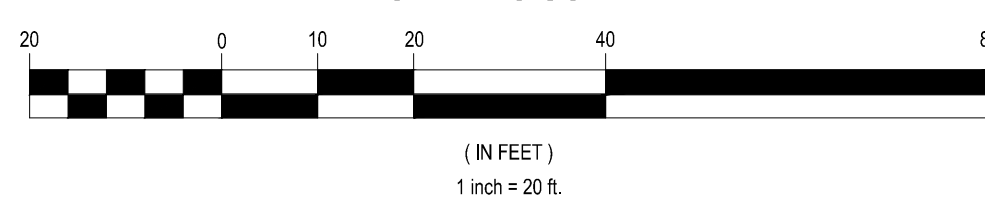
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

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

DATE _____

EROSION AND SEDIMENT CONTROL PLAN

SHEET:
CS4.0



GROUNDCOVER SCHEDULE		
SYMBOL	QTY	TYPE
MULCH		
		EXISTING LANDSCAPE TO REMAIN
	1,226 SF	ROCK MULCH - MATCH EXISTING

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL POORING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE POORING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

PLANTING

14. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.

15. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPOSOIL.

16. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGING. STEEL EDGING IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS.

MULCHING

17. AS MUCH UNEXPOSED GROUND SHALL BE LEFT SHOWN ANYWHERE ON THE PROJECT AFTER MULCH IS BEING INSTALLED.

18. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE RET-102, AS MANUFACTURED BY NORTH AMERICAN GROUND (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

2. WHERE CONFLICTS OR DUPLICATES EXIST, SPECIFICATIONS SHALL PREVAIL.

3. THE LANDSCAPE MAINTENANCE CONTRACTOR IS TO PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY SITE WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS IS AT CONTRACTORS EXPENSE. THIS PARTICULARLY APPLIES TO DAMAGE CAUSED TO CONCRETE AND BRICK WALLS, ROOF DRAIN DOWNSPUTS, CURBS, SIDEWALKS, DRIVEWAYS, FENCES, TREES, PLANTS, AND HARDWARE. THE OWNER'S OWNERS REPRESENTATIVE SHALL DETERMINE WHEN REPLACEMENT/REPAIR IS NECESSARY. THE LANDSCAPE MAINTENANCE CONTRACTOR IS NOTIFY THE OWNER OF ANY DAMAGE IMMEDIATELY.

3. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR DAMAGE TO THE IRRIGATION SYSTEM AS A RESULT OF ACTIONS OR NEGLIGENCE ON THEIR PART. CONTRACTOR WILL ASSUME ALL COSTS ASSOCIATED WITH THE REPLACEMENT DAMAGES.

PLANT WARRANTY AND REPLACEMENT

1. REFER TO SPECIFICATION FOR MORE INFORMATION.

MATERIALS

1. REFER TO SPECIFICATION FOR MORE INFORMATION.

EXECUTION

1. REFER TO SPECIFICATION FOR MORE INFORMATION.

- MULCHING

- PROVIDE A 3" MULCH RING FOR ALL TREES (UNLESS OTHERWISE NOTED), 18" DIAMETER MULCH RING FOR ALL SHRUBS, AND 12" DIAMETER MULCH RING FOR ALL PLANTINGS NOT IN PLANTING BEDS. PROVIDE TO PLAN DETAILS ON PLANS FOR SIZE OF MULCH RINGS, WHERE TREES ARE LOCATED IN CRUISHER PINES WOOD MULCH IS NOT REQUIRED, CRUISHER PINES SHOULD BE LOCATED UP TO THE TRUNK AND FUNCTION AS MULCH.

SITE UTILITIES

1. GENERAL. INSTALL ITEMS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

- INSTALL SITE UTILITIES LEVEL, PLUMB, TIE AND SECURELY POSITIONED AT LOCATIONS INDICATED AND APPROVED BY OWNER/OWNER'S REPRESENTATIVE.

- ALL BENCHES, BINE PRUNGS, AND TRASH RECEPTACLES SHALL BE INSTALLED ON CONCRETE, WHERE CONCRETE IS NOT SHOWN SUCH AS IN CRUISHER PINES OR SOD AREAS A CONCRETE PAD SIZED LARGE ENOUGH TO ALLOW FURNISHINGS TO BE PROPERLY ANCHORED SHALL BE PROVIDED. CONTRACTOR SHALL COORDINATE WITH THE OWNER/LANDSCAPE ARCHITECT AS NEEDED TO REVIEW/APPROPRIATE PAD LAYOUTS.

2. REFER TO CATALOG DATA FOR EACH SITE/FURNISHING SPECIFIED.

MAINTENANCE

1. REFER TO SPECIFICATION FOR MORE INFORMATION.

COMPLETION SERVICES

1. REFER TO SPECIFICATION FOR MORE INFORMATION.

1. CONTRACTOR TO ENSURE IRRIGATION SYSTEM IS IN PLACE AND OPERATIONAL PRIOR TO INSTALLATION.
2. CONTRACTOR TO RETROFIT AND EXTEND THE EXISTING IRRIGATION SYSTEM TO NEWLY ADDED PLANT MATERIAL SHOWN ON THE LANDSCAPE PLAN.
3. ALL IRRIGATION EQUIPMENT AND COMPONENTS USED, SHALL MATCH THE EXISTING IRRIGATION SYSTEM.
4. CONTRACTOR TO ENSURE THE RETROFITTED IRRIGATION SYSTEM IS OPERATIONAL UPON COMPLETION.
5. CONTACT THE LANDSCAPE ARCHITECT WITH ANY QUESTIONS REGARDING THIS RETROFIT.

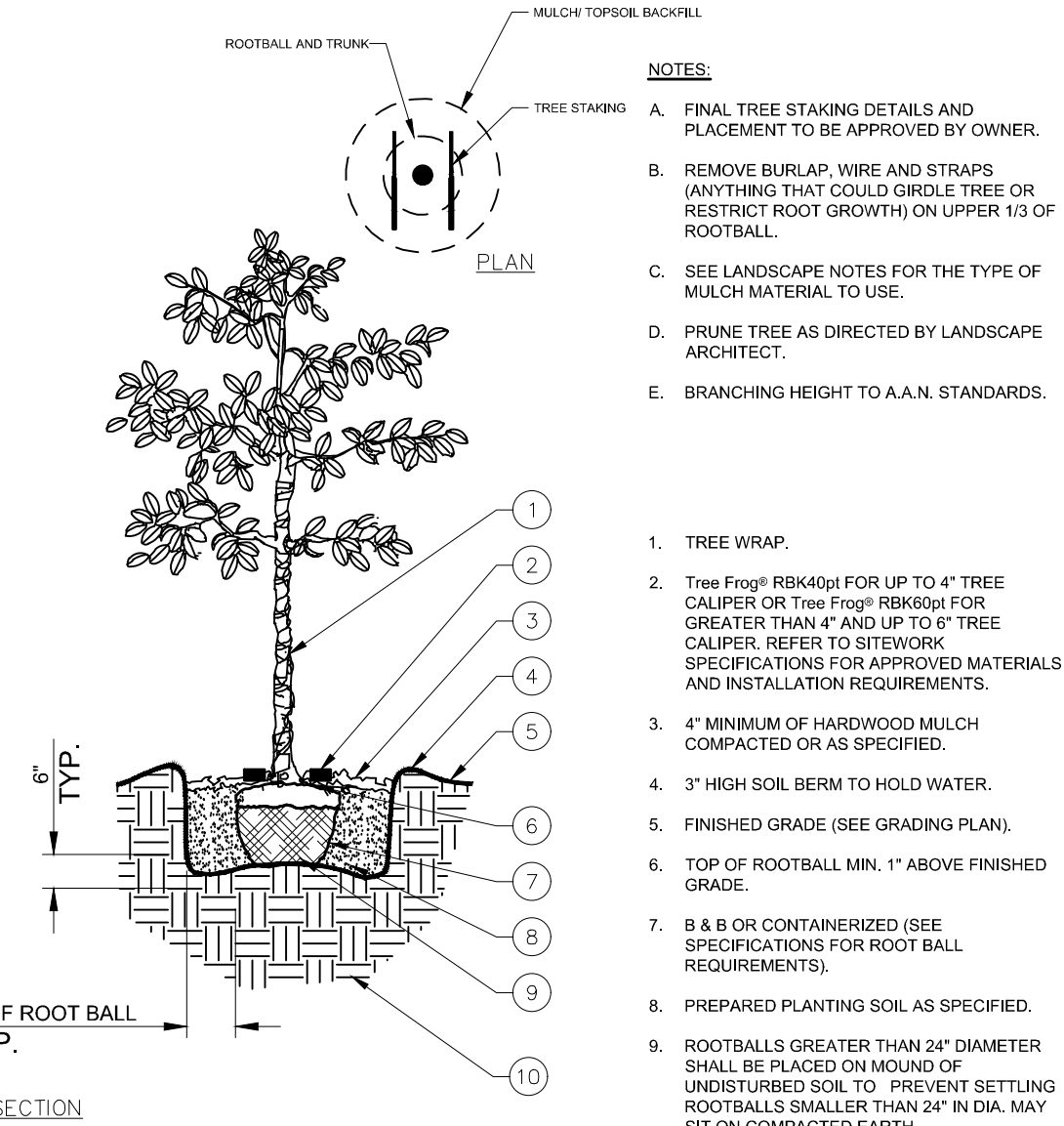
1. COORDINATE DEMOLITION WITH RESPECT TO MAINTAINING ACCESS AND SECURING THE CONSTRUCTION SITE. OBTAIN ALL REQUIRED PERMITS FOR DEMOLITION WORK.
2. PROTECT EXISTING LANDSCAPING AND UTILITIES WHERE NOTED ON THE PLAN AND BEYOND THE WORK AREA DURING CONSTRUCTION.
3. DISPOSE OF DEMOLISHED MATERIAL IN AN APPROVED OFFSITE LOCATION.
4. PERFORM DAILY CLEANUP TO CONFINE MATERIAL AND DEBRIS TO THE SECURED CONSTRUCTION AREA.

INSPECTIONS WILL INCLUDE:

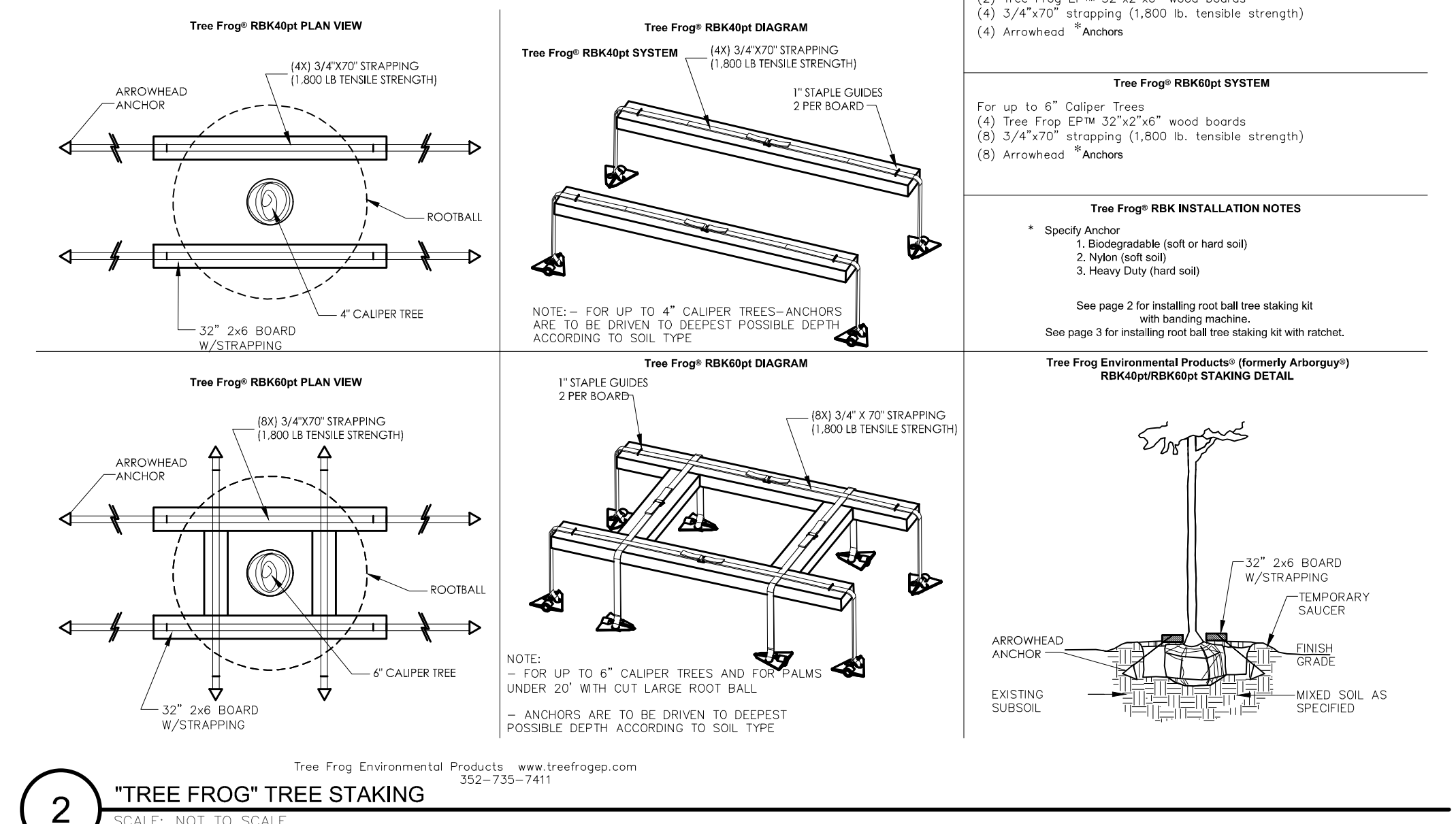
- A. REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS FOR APPROVAL BY LANDSCAPE ARCHITECT AND IRRIGATION ENGINEER.
- B. PRE-CONSTRUCTION MEETING / SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR PROPAGATOR.
- C. IRRIGATION 25% PUNCH INSPECTION FOR MAINLINE, PRESSURE TEST.
- D. IRRIGATION 50% PUNCH INSPECTION.
- E. IRRIGATION FINAL ACCEPTANCE INSPECTION.
- F. LANDSCAPE 50% PUNCH LIST SITE INSPECTION.
- G. LANDSCAPE FINAL ACCEPTANCE INSPECTION.

ANY ADDITIONAL VISITS CAUSED BY INCOMPLETE LANDSCAPE CONTRACTOR WORK, WILL BE CHARGED TO THE LANDSCAPE CONTRACTOR AT LANDSCAPE ARCHITECT'S HOURLY RATE.

THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE PUBLIC WORKS DEPARTMENT, AND ANY OTHER AGENCIES THAT MAY HAVE JURISDICTION OVER THE PROJECT AREA, PRIOR TO CONSTRUCTION OF THIS PROJECT. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED RECORD DRAWINGS. THE USER OF THIS SET OF PLANS ASSUMES RESPONSIBILITY FOR OBTAINING RECORD DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN LOCATED AT THE TOP OF THIS DOCUMENT; UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE MADE PART OF ANY CONSTRUCTION ACTIVITY. WHERE NECESSARY, FIELD ADJUSTMENTS WILL BE NECESSARY TO ACCOMMODATE EXISTING UTILITIES REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY LIABILITY FOR DAMAGE TO OR LOSS OF PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE.



SCALE: NOT TO SCALE



SCALE: NOT TO SCALE

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE REVEALS AT THE TIME OF THE SURVEY. IT IS TO BE UNDERSTOOD 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. IF ANY CONSTRUCTION ACTS OR VIOLATIONS OR DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

**Know what's below.
Call before you dig.**

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLES OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

SHEET:
L1.0