

WALMART SUPERCENTER

ONLINE PICKUP DELIVERY EXPANSION

4335-277, 11550 MERIDIAN MARKET VIEW

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

SITE DEVELOPMENT PLAN

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
1625 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) 585-5905
ATTN: MEGGAN HERINGTON
FAX: PLUNWEB@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.ELPASOCO.COM/STORMWATER/



VICINITY MAP

1" = 100'

SHEET INDEX

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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

THE OWNER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNEES THAT OWNER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

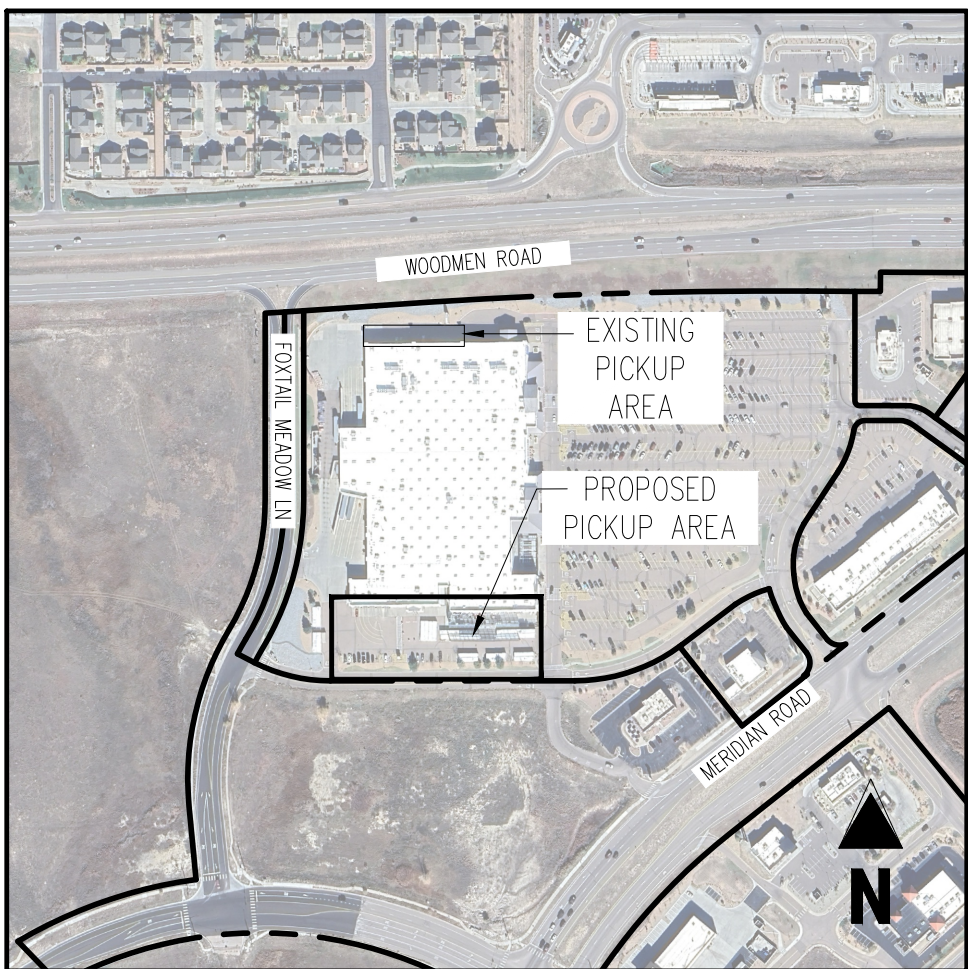
CAUTION - NOTICE TO CONTRACTOR

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.



PCD FILE # COM2612



KEY MAP
APPROX. 1" = 400'

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 RFI 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."

PROPERTY DESCRIPTION (PER TITLE COMMITMENT)

LOT 1, FALCON HIGHLANDS MARKET PLACE PLNG NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2005 AT RECEPTION NO. 265204360, COUNTY OF EL PASO, STATE OF COLORADO.

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, ILLUSORY, 1.10' 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, THREE-EL BARRELL & CO RM 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, THREE-EL BARRELL & CO RM 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"E, 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: 6860.93'
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

Galloway

172 N East Broadway Suite 274
FALCON, CO 80831
888.953.1937
GallowayUS.com
Galloway & Company, LLC

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT A PARTICULAR TIME AND DATE AND IT IS NOT SUITABLE FOR REUSE ON ANY OTHER SITE OR 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

179

PHOTO:

JOB NUMBER: WFM0046358-21

ISSUE BLOCK

PR #2	8/5/2026

CHECKED BY: DJS

DRAWN BY: RC

PROTO CYCLE: 02/21/2026

DOCUMENT DATE: 05/12/2026

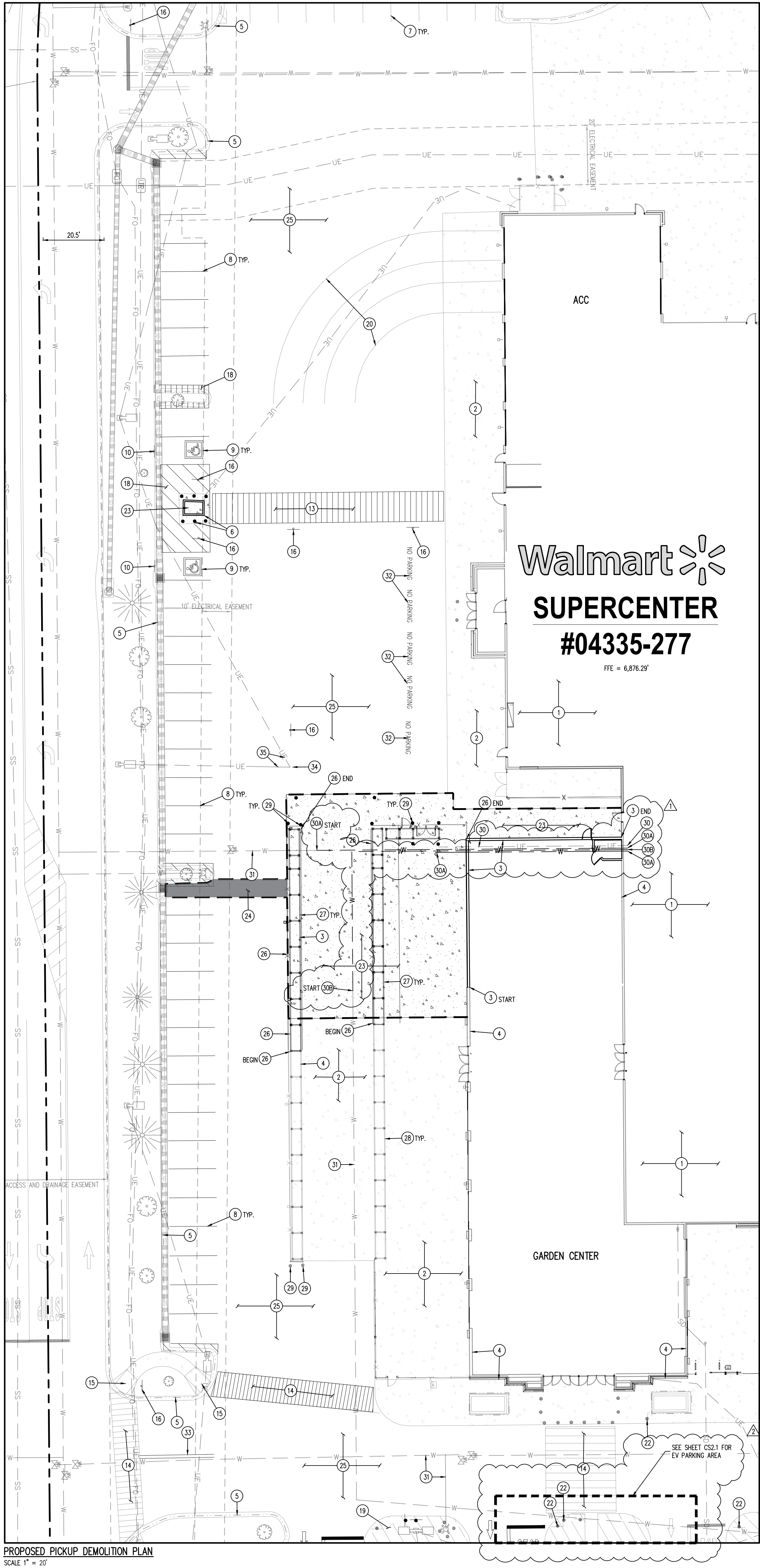


COVER SHEET

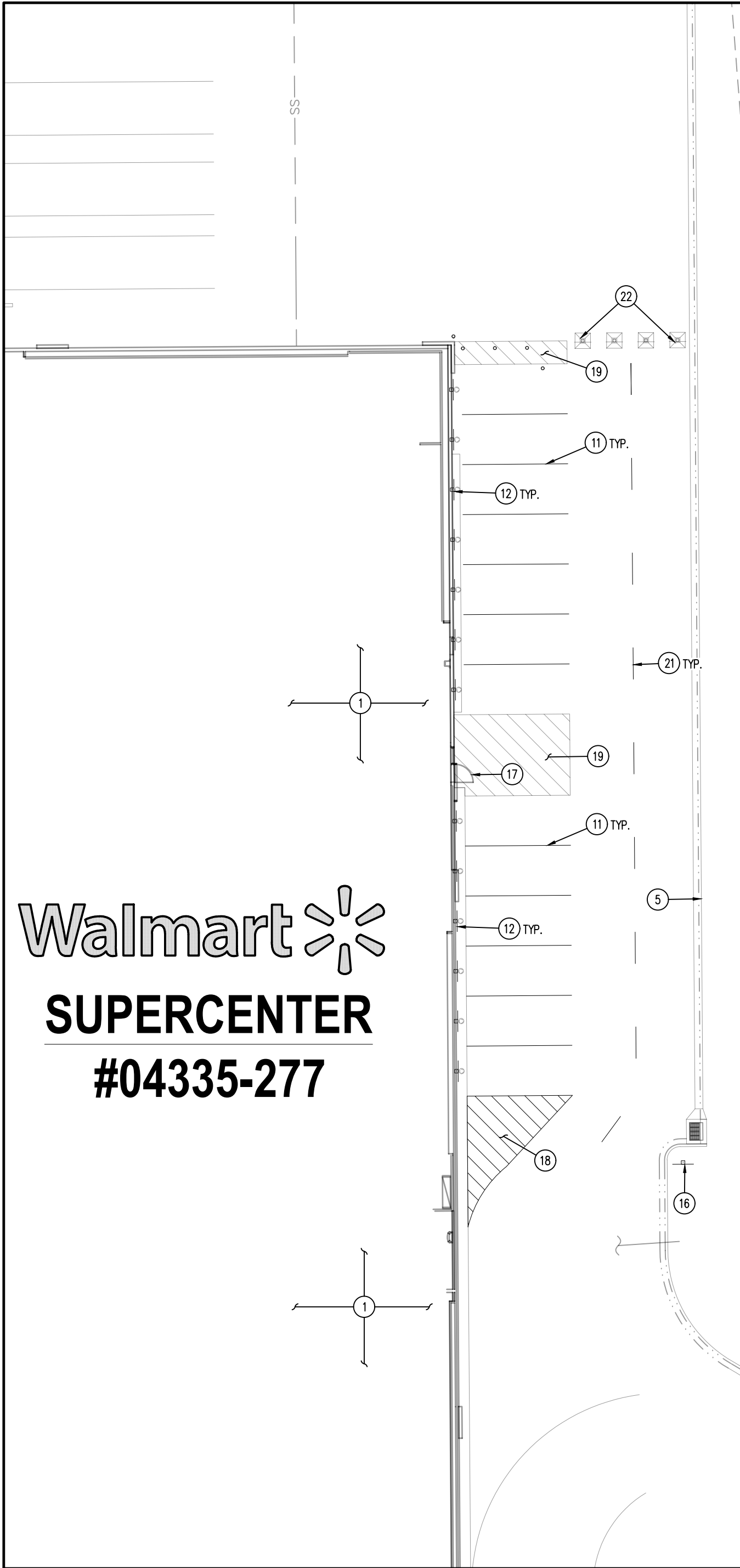
SHEET:

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PCD# COM2612



PROPOSED PICKUP DEMOLITION PLAN
SCALE 1" = 20'



EXISTING PICKUP DEMOLITION PLAN
SCALE 1" = 20'

SITE ANALYSIS TABLE (EXISTING STORE)	
EXISTING	
TOTAL BUILDING AREA	185,830 S.F.
REQUIRED PARKING (PER CITY OF FALCON)	744 SPACES
REQUIRED PARKING RATIO (PER CITY OF FALCON)	4.0/1,000 S.F.
CUSTOMER AND SERVICE DRIVE	850 SPACES
ACCESSIBLE PARKING	22 SPACES
PICKUP PARKING	0 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	20 SPACES
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	885 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.8/1,000 S.F.

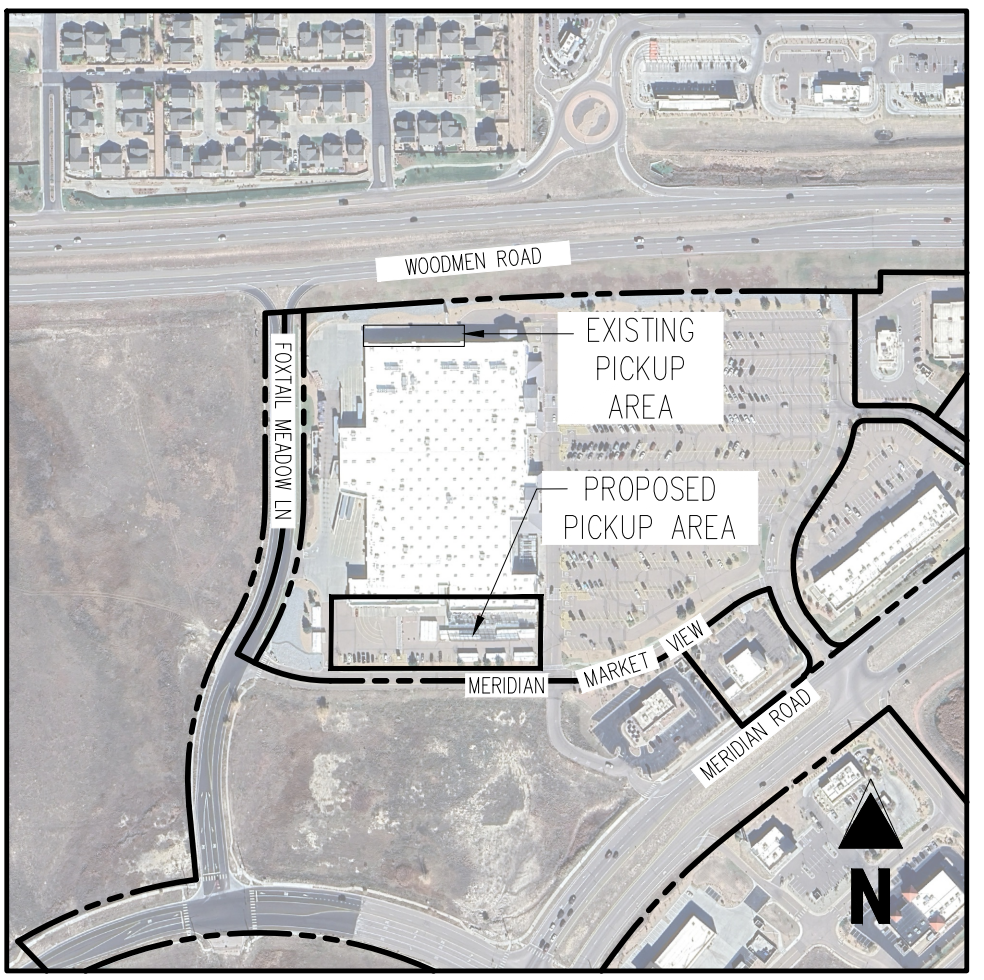
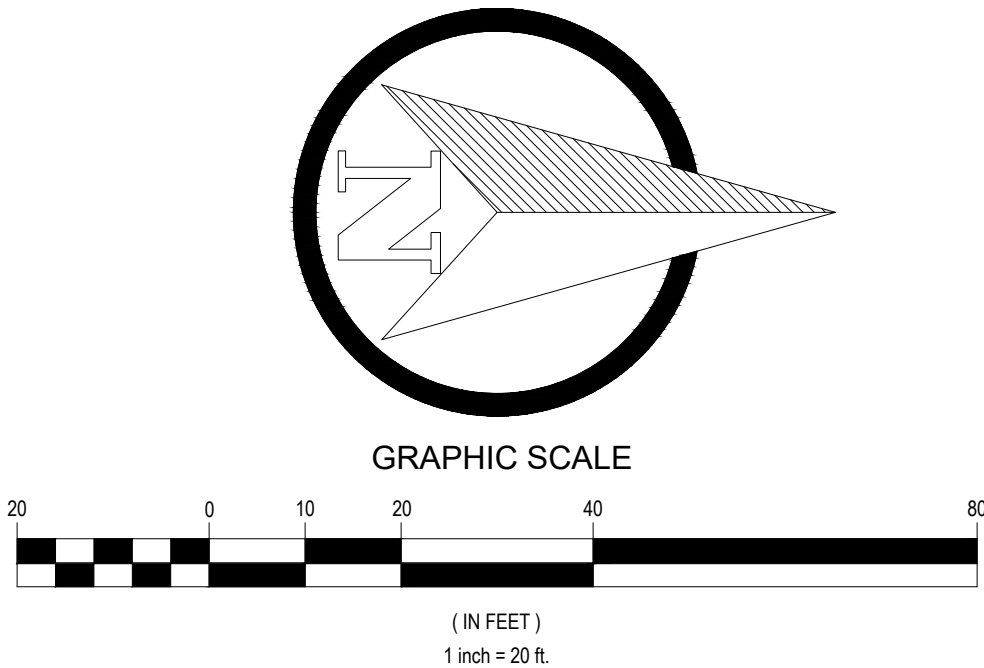
previous comment not addressed -
there is no City of Falcon, it should
be El Paso County

DEMOLITION SCHEDULE

- EXISTING WALMART BUILDING TO REMAIN.
- EXISTING CONCRETE PAVEMENT TO REMAIN.
- EXISTING GARDEN CENTER WALLS/FENCING TO BE REMOVED (REF. ARCH. DEMO PLANS).
- EXISTING GARDEN CENTER WALLS/FENCING TO REMAIN (REF. ARCH. DEMO PLANS).
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING METAL HUT AND SURROUNDING BOLLARDS TO BE REMOVED.
- EXISTING PARKING STALL STRIPING TO REMAIN.
- EXISTING ADA STALL TO BE REMOVED.
- EXISTING ADA SIGNAGE AND POST TO BE REMOVED AND SALVAGED. CONTRACTOR TO PROPERLY STORE DURING CONSTRUCTION.
- EXISTING PICKUP STALL STRIPING TO BE REMOVED.
- EXISTING WALL MOUNTED PICKUP SIGNAGE TO BE REMOVED.
- EXISTING CROSSWALK PAVEMENT MARKING TO BE REMOVED.
- EXISTING CROSSWALK PAVEMENT MARKING TO REMAIN (REFRESH PAVEMENT MARKINGS AS NECESSARY).
- EXISTING CONCRETE RAMP TO REMAIN.
- EXISTING SIGNAGE AND SIGN POST TO BE REMOVED (REF. SITE PLAN).
- EXISTING PICKUP DOOR TO BE RE-PURPOSED (REF. ARCH. PLANS).
- EXISTING ANGLED PAVEMENT STRIPING TO BE REMOVED.
- EXISTING ANGLED PAVEMENT STRIPING TO REMAIN.
- EXISTING ACC LANE STRIPING TO REMAIN.
- EXISTING CENTER LANE STRIPING TO BE REMOVED.
- EXISTING SIGNAGE TO REMAIN (REF. SITE PLAN).
- EXISTING CONCRETE PAVING TO BE REMOVED.
- EXISTING ASPHALT PAVING TO BE REMOVED.
- EXISTING FENCE LINE TO BE REMOVED.
- EXISTING SHELVING UNITS TO BE REMOVED AND STORED (REF. ARCH. PLANS).
- EXISTING SHELVING UNITS TO REMAIN.
- EXISTING BOLLARD TO BE REMOVED.
- EXISTING (3) 1 1/4" CONDUIT TO BE ROUTED THROUGH EXPANSION. REFERENCE MEP PLANS.
- EXISTING 2" IRR LINE TO BE ROUTED THROUGH NEW EXPANSION. REFERENCE MEP PLANS FOR CONTINUATION.
- EXISTING 1" WATER LINE TO BE ROUTED THROUGH NEW EXPANSION. REFERENCE MEP PLANS FOR CONTINUATION.
- EXISTING 2" IRRIGATION SOURCE LINE TO REMAIN.
- EXISTING NO PARKING PAVEMENT STRIPING TO BE REMOVED.
- EXISTING DOUBLE YELLOW SOLID STRIPING TO BE REMOVED.
- EXISTING LIGHT POLE TO BE REMOVED.
- EXISTING UNDERGROUND ELECTRIC TO REMAIN. REFERENCE MEP PLANS.

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PAVES, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVEWAYS, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PROPOSED PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL CONDORE CONTROL DEVICES ARE TO BE INSTALLED.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY THEMSELVES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR MARKING ON-SITE LOCATIONS OF EXISTING UTILITIES.
- ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CITY AND OWNER. SHOULD REMOVAL, AND/OR RELOCATION ACTIVITIES DAMAGE EXISTING FACILITIES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW WATERWAYS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SHIELD OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSTRUCTION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BRACING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- ANY RECYCLED MATERIAL TO BE STOCKPILED ON THE SITE SHALL BE STORED IN AS SMALL AN AREA AS PRACTICAL AND THE LOCATION OF ANY STOCKPILE SHALL BE WELL CLEAR OF THE BUILDING PAD AREA AND THE LOCATION MUST BE PRE-APPROVED BY THE ENGINEER AND OWNER PRIOR TO STOCKPIILING.
- QUANTITIES SHOWN HERE ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE ONLY AND NOT FOR BID PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES NECESSARY TO DEMO FACILITIES SHOWN.
- ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR. REFERENCE ARCHITECTURAL PLANS FOR LIMITS OF BUILDING DEMOLITION.



KEY MAP
APPROX. 1" = 400'

LEGEND

- | | |
|-----|---|
| --- | PROPERTY BOUNDARY |
| --- | EXISTING EASEMENT |
| --- | EXISTING BUILDING TO REMAIN |
| --- | EXISTING WALL TO BE REMOVED |
| --- | EXISTING CURB & GUTTER TO REMAIN |
| --- | EXISTING CURB AND GUTTER TO BE REMOVED |
| --- | EXISTING FENCE TO REMAIN |
| --- | EXISTING ASPHALT PAVING TO REMAIN |
| --- | EXISTING ASPHALT PAVING TO BE REMOVED |
| --- | EXISTING CONCRETE PAVING/SIDEWALK |
| --- | EXISTING CONCRETE PAVING/SIDEWALK TO BE REMOVED |
| --- | LIMITS OF SAWCUT |
| --- | EXISTING ELECTRIC LINE TO REMAIN |
| --- | EXISTING ELECTRIC LINE TO BE REMOVED |
| --- | EXISTING FIBER OPTIC LINE TO REMAIN |
| --- | EXISTING GAS LINE TO REMAIN |
| --- | EXISTING SANITARY SEWER LINE TO REMAIN |
| --- | EXISTING STORM SEWER (LESS THAN 12") TO REMAIN |
| --- | EXISTING STORM SEWER (12" AND LARGER) TO REMAIN |
| --- | EXISTING WATER LINE TO REMAIN |
| --- | EXISTING SITE LIGHT TO REMAIN |
| --- | EXISTING SITE SIGN TO BE REMOVED |
| --- | EXISTING ADA PAVEMENT MARKING TO BE REMOVED |
| --- | EXISTING FIRE HYDRANT TO REMAIN |
| --- | EXISTING WATER VALVE TO REMAIN |
| --- | EXISTING WATER METER TO REMAIN |
| --- | EXISTING TREE TO REMAIN |
| --- | EXISTING FIBER OPTIC BOX TO REMAIN |
| --- | EXISTING ELECTRIC TRANSFORMER TO REMAIN |

Walmart
FALCON (PEYTON), COLORADO
11550 MERIDIAN MARKET VIEW
STORE NUMBER: 04335-277

JOB NUMBER: WFM040335-21
PROTO: 1793

ISSUE BLOCK			
Δ	PR #1	7/2/2026	
Δ	PR #2	8/5/2026	

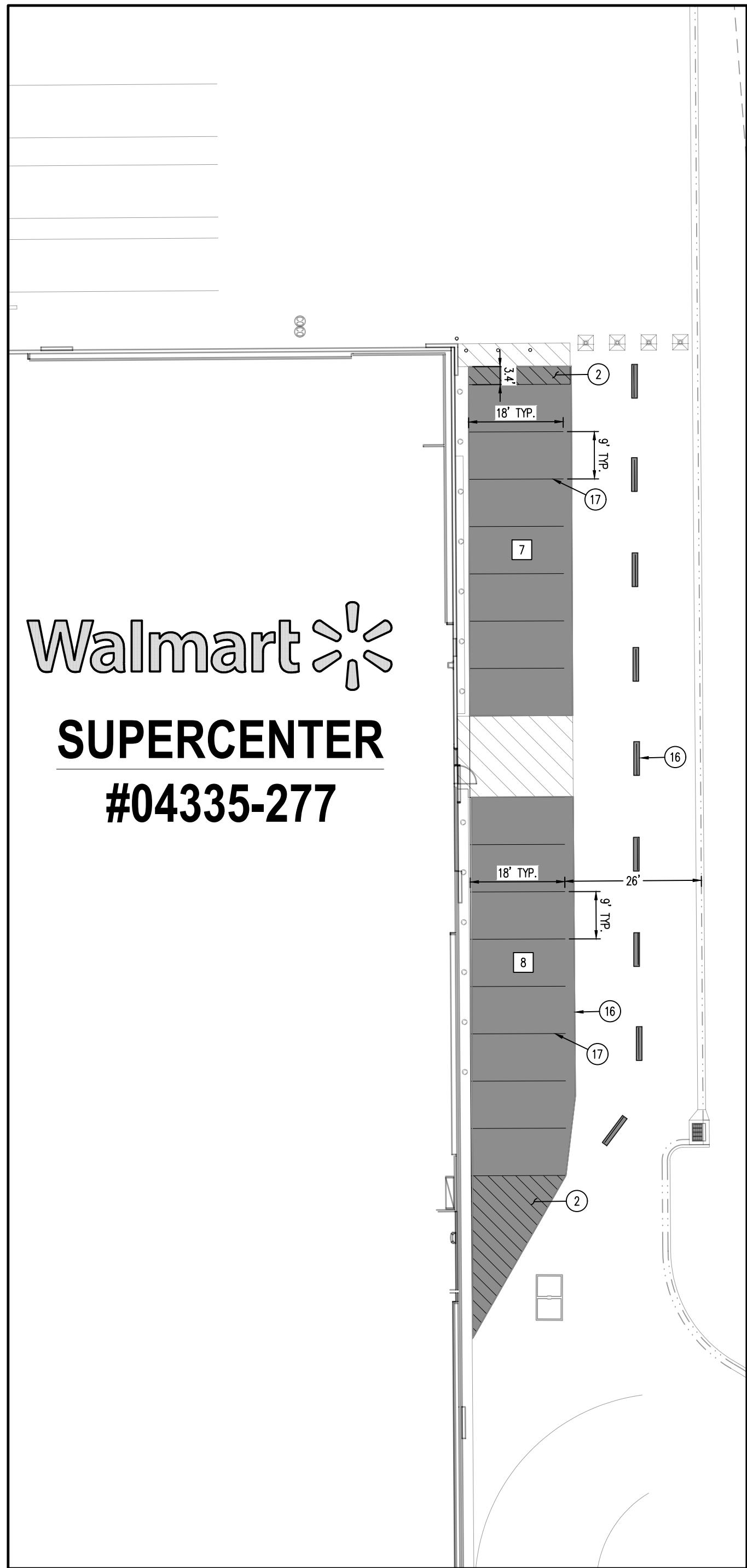
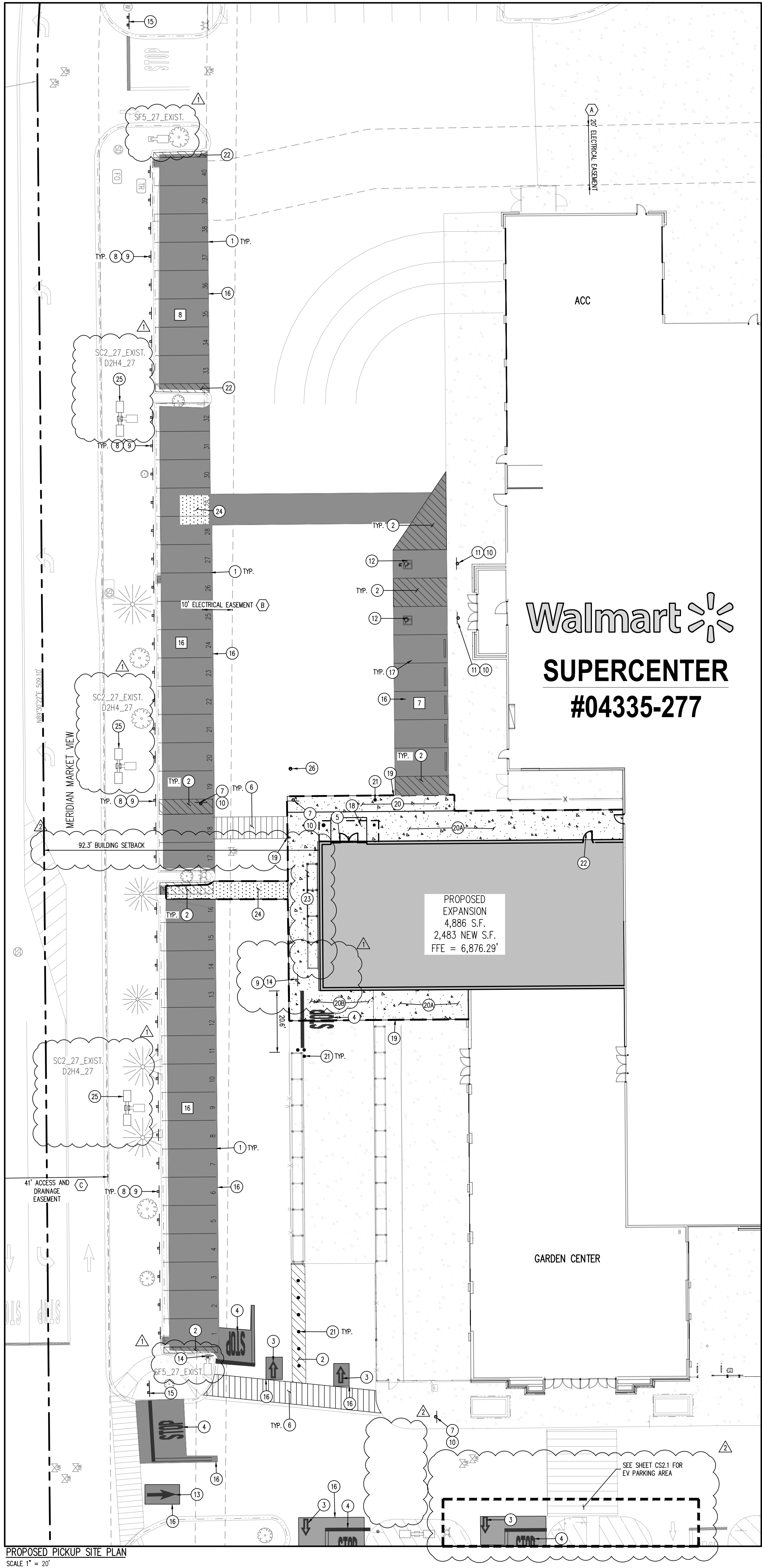
CHECKED BY: DJS
DRAWN BY: RC
PROTO CYCLE: 02/21/2026
DOCUMENT DATE: 05/12/2026



DEMOLITION
PLAN

SHEET:
CS1.0

PCD# 0202612



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) PROPOSED ELECTRICAL PULL BOX (REFERENCE ELECTRICAL PLANS)

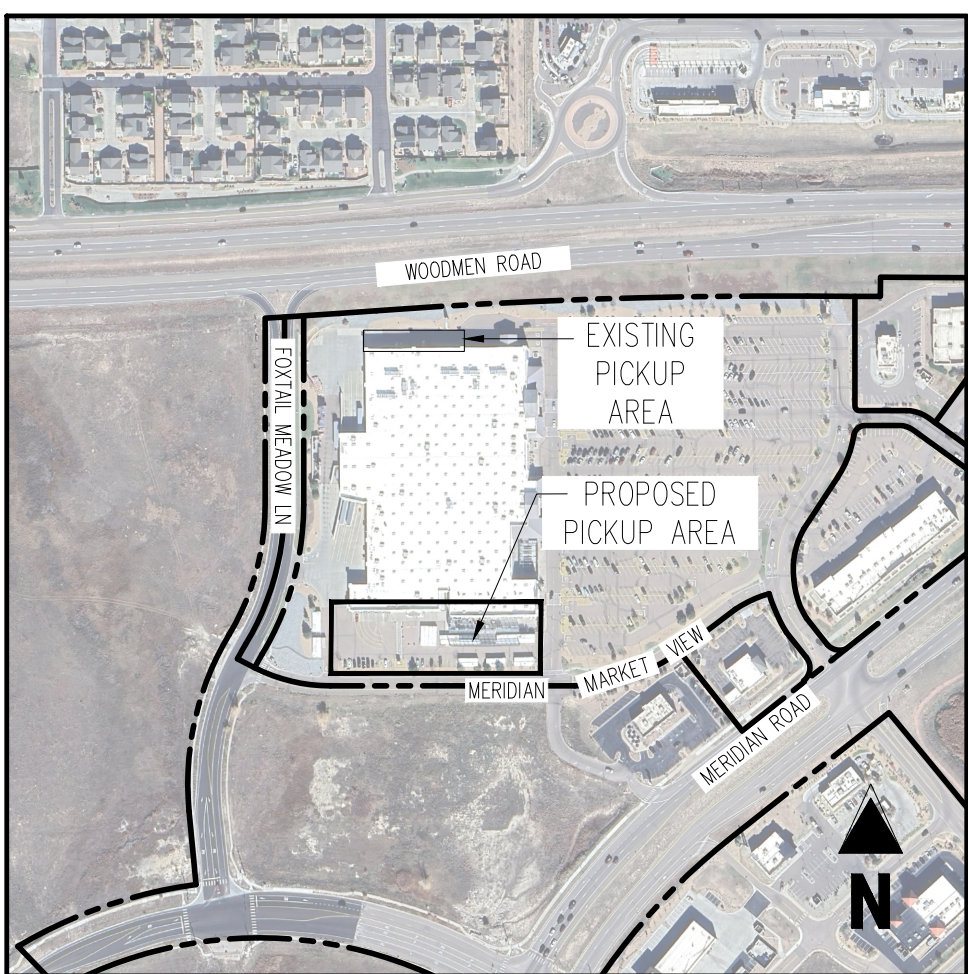
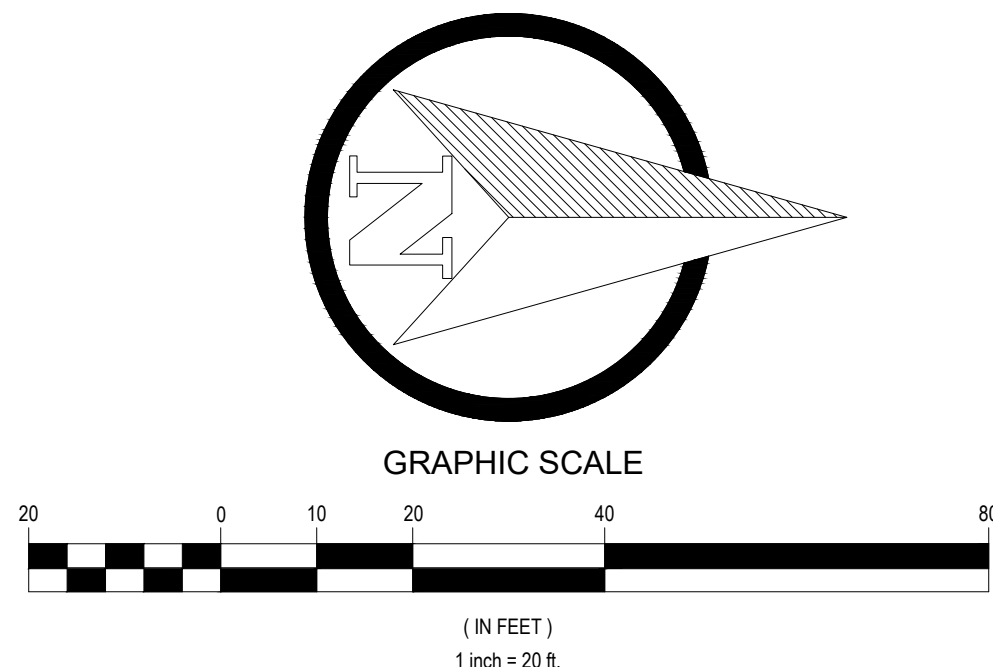
LUMINAIRE SCHEDULE

PROJECT: EXISTING MATERIAL

SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION	ARR. WATTS	ARR. LUM. LUMENS	BUG RATING
	2	SF5_27_EXIST	SINGLE	0.855	1-EALP015FS5M750ND01BLCKF 24FT POLE ON 3FT BASE	140	15000	B4-U0-G2
	5	SC2_27_EXIST	SINGLE	0.855	1-EALP015CZAN750ND01BLCKF 24FT POLE ON 3FT BASE	73	7800	B2-U0-G2

PROJECT: NEW MATERIAL

SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION	ARR. WATTS	ARR. LUM. LUMENS	BUG RATING
	3	D2H4_27	ROTATED OPTICS	0.864	1-EALS04SHAF750ND01BLKFS1 & 1-EALS04SHAF750ND01BLKFS2 24FT POLE ON 3FT BASE	246	41202	B3-U0-G3



KEY MAP
APPX. 1" = 400'

LEGEND

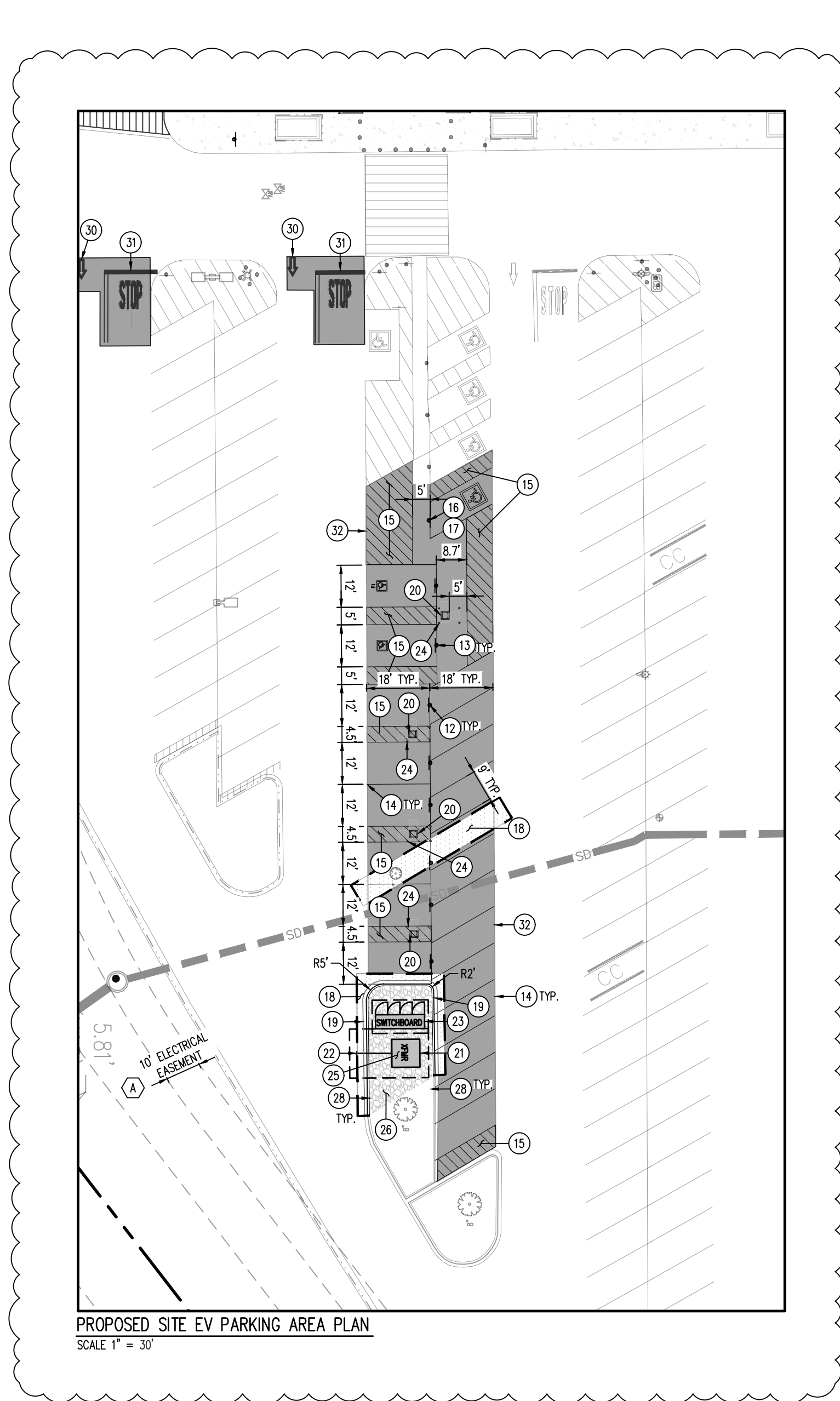
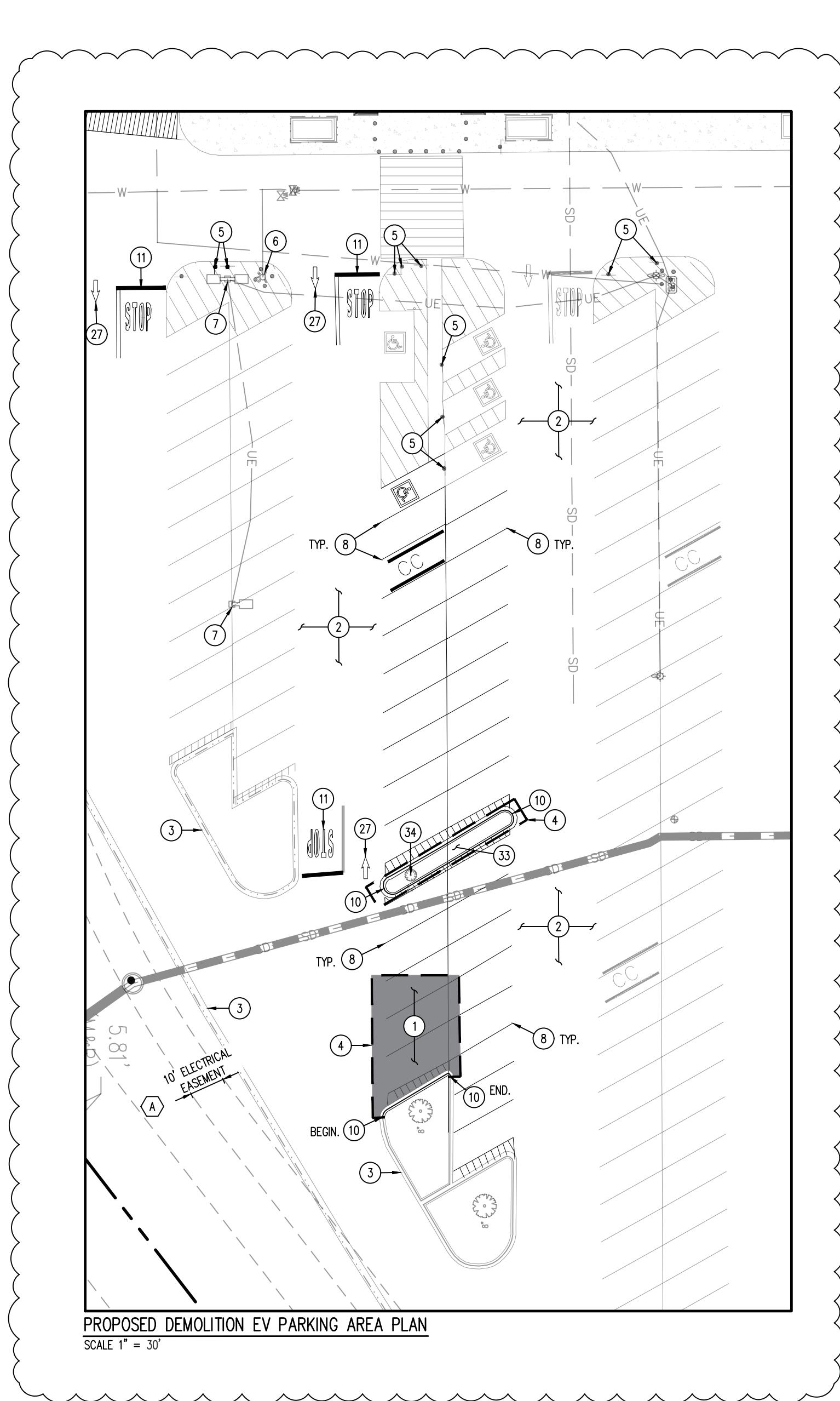
- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING FENCE
- EXISTING ASPHALT PAVING
- PROPOSED ASPHALT PAVING
- EXISTING CONCRETE PAVING/SIDEWALK
- PROPOSED CONCRETE PAVING/SIDEWALK
- PROPOSED SEAL COAT
- PROPOSED LANDSCAPING
- PROPOSED BUILDING
- LIMITS OF SAWCUT
- EXISTING SITE LIGHT
- PROPOSED SITE LIGHT
- EXISTING SITE SIGN
- PROPOSED SITE SIGN
- EXISTING ADA PAVEMENT MARKING
- 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 VESTIBLES, 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 EXISTING STRIPING AND MARKINGS. MATCH EXISTING EXCEPT WHERE MODIFIED IN THESE DRAWINGS OR SSM/SECP 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 CONCRETES. 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 VISIT 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

- 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.



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
FO PARKING	12 SPACES	8 SPACES
PICKUP PARKING	40 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.
		REVISION 5 02/26/2026

EASEMENT SCHEDULE

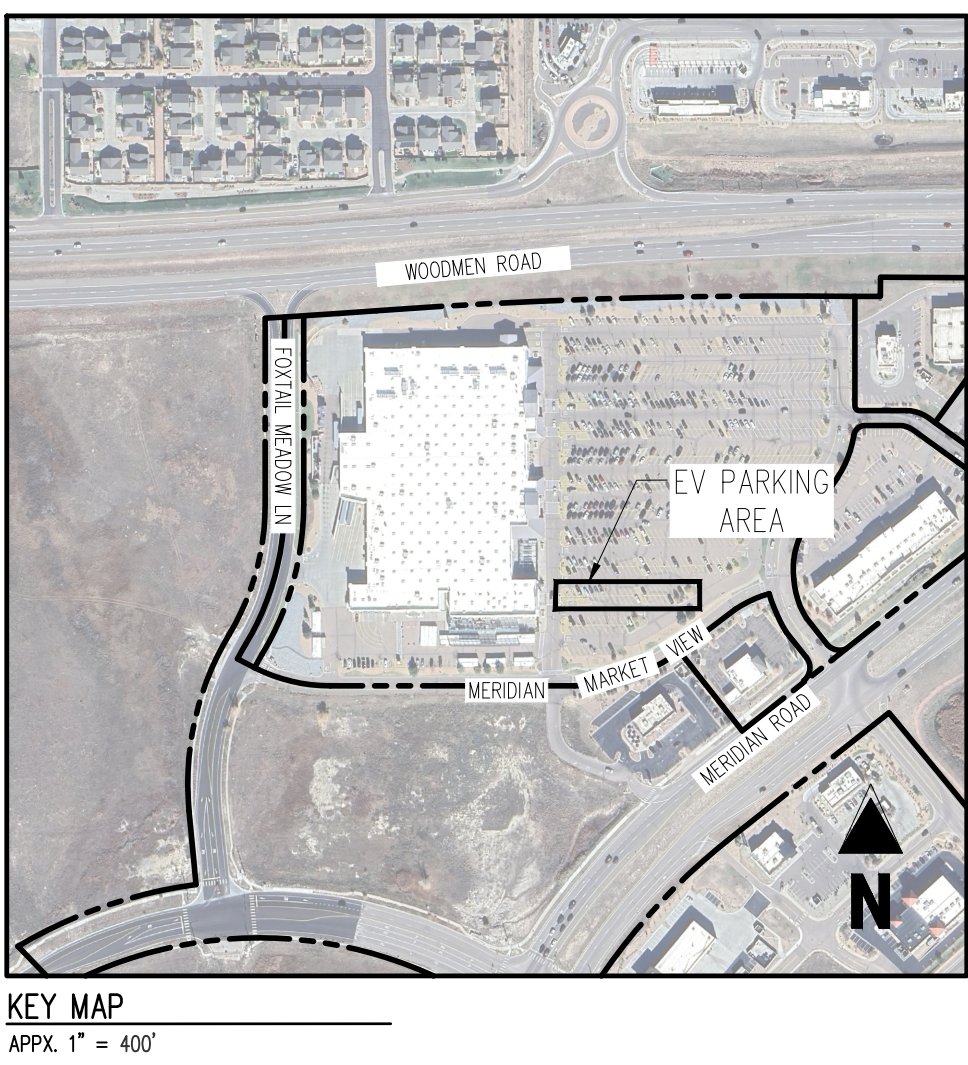
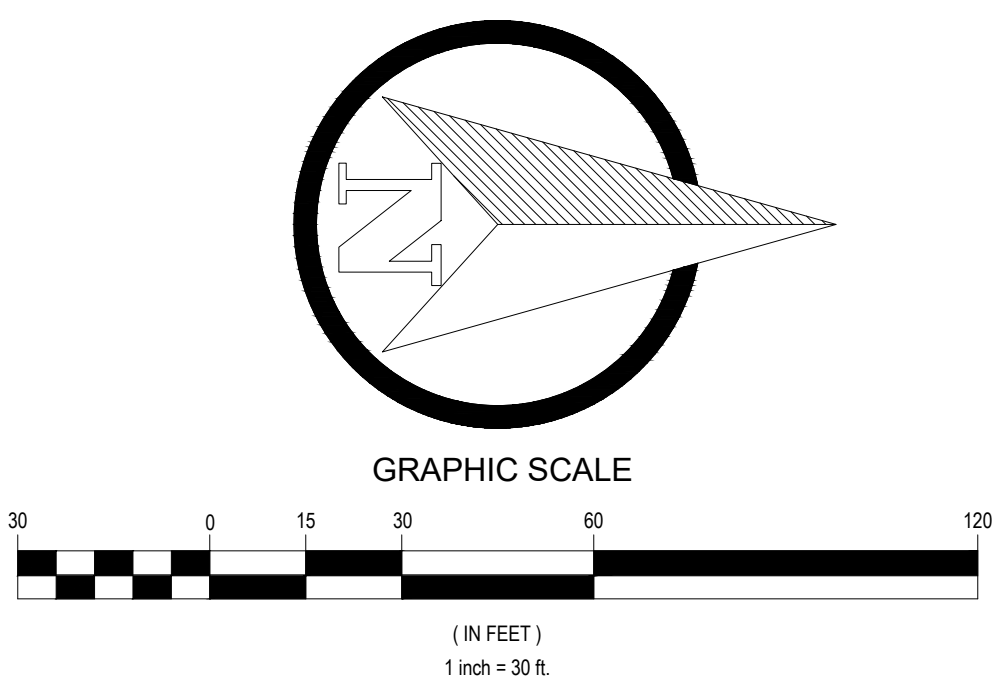
- 10' MOUNTAIN VIEW ELECTRICAL EASEMENT REC. NO. 206140477

DEMOLITION & SITE SCHEDULE

- EXISTING ASPHALT PAVEMENT TO BE REMOVED.
- EXISTING ASPHALT PAVEMENT TO REMAIN.
- EXISTING CURB AND GUTTER TO REMAIN.
- PROPOSED SAWCUT LINE.
- EXISTING SIGN AND POST TO REMAIN.
- EXISTING FIRE HYDRANT AND BOLLARDS TO REMAIN.
- EXISTING LIGHT POLE TO REMAIN.
- EXISTING PARKING STALL STRIPING TO BE REMOVED.
- EXISTING SIGN AND POST TO BE REMOVED.
- EXISTING CURB AND GUTTER TO BE REMOVED.
- EXISTING STOP BAR AND STOP TEXT PAVEMENT MARKINGS TO BE REMOVED (REF. SSM SECP PLANS).
- PROPOSED EV PARKING SIGNAGE ON BOLLARD (REF. SITE DETAILS).
- PROPOSED ADA EV PARKING SIGNAGE ON BOLLARD (REF. SITE DETAILS).
- PROPOSED 4" SOLID YELLOW EV PARKING STALL STRIPING.
- PROPOSED 4" SOLID YELLOW PAINTED STRIPING AT 45° @ 2'-0" O.C.
- PROPOSED ADA SIGNAGE (REF. SITE DETAILS).
- PROPOSED SIGN MOUNTING AND BOLLARD BASE (REF. SITE DETAILS).
- PROPOSED ASPHALT PAVING PATCH BACK (REF. SITE DETAILS).
- PROPOSED CURB AND GUTTER (SEE SITE DETAILS).
- PROPOSED ABB EV CHARGER (REF. MEP PLANS).
- PROPOSED EV TRANSFORMER. SIZE TO BE CONFIRMED WITH MEP PRIOR TO CONSTRUCTION.
- PROPOSED UNDERGROUND EV ELECTRICAL CONDUIT. UTILITY CONNECTION POINT TO BE COORDINATED WITH MOUNTAIN VIEW ELECTRIC ASSOCIATION PRIOR TO CONSTRUCTION.
- PROPOSED EV SWITCHBOARD (REF. MEP PLANS FOR SIZE AND OTHER REQUIREMENTS).
- PROPOSED 4" DIA. BOLLARDS TO BE SPACED AROUND ELECTRICAL EQUIPMENT.
- PROPOSED CONCRETE EQUIPMENT PAD (REF. SITE DETAILS AND MEP PLANS).
- PROPOSED LANDSCAPE ISLAND. ROCK MULCH LANDSCAPING TO MATCH EXISTING ON SITE.
- EXISTING OPEN ARROW PAVEMENT MARKING TO BE REMOVED (REF. SSM AND SECP PLANS).
- PROPOSED 6" DIA. BOLLARDS TO BE SPACED AT 4' O.C. AROUND ELECTRICAL EQUIPMENT.
- PROPOSED SALVAGED ROW SIGNAGE.
- PROPOSED OPEN ARROW PAVEMENT MARKINGS (REF. SITE DETAILS).
- PROPOSED STOP BAR AND PAVEMENT MARKINGS (REF. SITE DETAILS).
- PROPOSED LIMITS OF SEAL COAT.
- EXISTING LANDSCAPING ISLAND TO BE REMOVED.
- EXISTING TREE TO BE REMOVED.

DEMOLITION NOTES

- [illegible]



LEGEND

- | | |
|--|---|
| | PROPERTY BOUNDARY |
| | EXISTING EASEMENT |
| | EXISTING BUILDING TO REMAIN |
| | EXISTING WALL TO BE REMOVED |
| | EXISTING CURB & GUTTER TO REMAIN |
| | EXISTING CURB AND GUTTER TO BE REMOVED |
| | EXISTING FENCE TO REMAIN |
| | EXISTING ASPHALT PAVING TO REMAIN |
| | EXISTING ASPHALT PAVING TO BE REMOVED |
| | EXISTING CONCRETE PAVING/SIDEWALK |
| | PROPOSED ASPHALT PAVING |
| | PROPOSED CONCRETE PAVING/SIDEWALK |
| | PROPOSED SEAL COAT |
| | PROPOSED LANDSCAPING |
| | LIMITS OF SAWCUT |
| | EXISTING ELECTRIC LINE TO REMAIN |
| | EXISTING ELECTRIC LINE TO BE REMOVED |
| | EXISTING FIBER OPTIC LINE TO REMAIN |
| | EXISTING GAS LINE TO REMAIN |
| | EXISTING SANITARY SEWER LINE TO REMAIN |
| | EXISTING STORM SEWER (LESS THAN 12"*) TO REMAIN |
| | EXISTING STORM SEWER (12" & LARGER) TO REMAIN |
| | EXISTING WATER LINE TO REMAIN |
| | EXISTING SITE LIGHT TO REMAIN |
| | EXISTING SITE SIGN TO REMAIN |
| | EXISTING SITE SIGN TO BE REMOVED |
| | EXISTING ADA PAYMENT MARKING TO BE REMOVED |
| | EXISTING FIRE HYDRANT TO REMAIN |
| | EXISTING WATER VALVE TO REMAIN |
| | EXISTING WATER METER TO REMAIN |
| | EXISTING TREE TO REMAIN |
| | EXISTING FIBER OPTIC BOX TO REMAIN |
| | EXISTING ELECTRIC TRANSFORMER TO REMAIN |
| | PROPOSED SITE LIGHT |
| | PROPOSED SITE SIGN |

SITE NOTES

2. ALL WORK MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
3. ALL WORK SHALL BE SUBJECT TO THE ARCHITECTURAL PLAN FOR CATCH LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, ETC. FORDRIVE THROUGHS, PRECAST BUILDING DIMENSIONS AND EXIST BUILDING UTILITY ENTRANCE LOCATIONS.
4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. ALL EXISTING UTILITIES SHALL BE PROTECTED OR RELOCATED (UNLESS OTHERWISE NOTED) IN ALL PLANS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SEWERS, TRAFFIC SIGNALS & POLES, ETC. ALL UTILITIES SHALL BE PROTECTED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. PROJECT SITE WORK SPECIFICATIONS SHALL BE APPROVED BY THE CITY OF ST. LOUIS. SEE SPECIFICATIONS TO THE CITY OF ST. LOUIS.
8. THE CITY WORK FOR THIS PROJECT SHALL NOT BE EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
9. ALL LIGHT POLE BASES SHALL BE REPAIRED AND BOLT COVERS REPLACED WHERE MISSING OR DAMAGED. PREVIOUS OR NEW WORKING ON SURROUNDING PAVEMENT SHALL BE REMOVED. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
10. REFRESH EXISTING OR NEW STOPPING AND MARKINGS. MATCH EXISTING EXCEPT WHERE MOORED IN THE GEOMETRIC OR SWS/SCP PLAN SET (SEPARATE PLAN SET). SEE PAVEMENT MARKING SPECIFICATIONS TO THE CITY OF ST. LOUIS.
11. PER DEEDING RECORD, CONTRACTOR TO VERIFY UNDERGROUND DEPTH BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.
12. SHOULD ANY ARCHAEOLOGICAL OR CULTURALLY SENSITIVE MATERIAL BE ENCOUNTERED DURING EXCAVATION OPERATIONS, CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY MAINTENANCE ON ACTIVITIES.
13. SITE SHALL REMAIN AS SHOWN ON THIS PLAN & FOR REFERENCE ONLY. STALL NUMBERING SHALL NOT BE CHANGED. CONTRACTOR SHALL BE RESPONSIBLE TO REFERENCE THE APPROPRIATE NUMBERING OF STALLS FOR THE PURPOSE OF SIGNAGE INSTALLATION.

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. AT: FALCON, COLORADO CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 05/12/2026, 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: 04335-277
 JOB NUMBER: WMT004335.21
 PROTO: 176

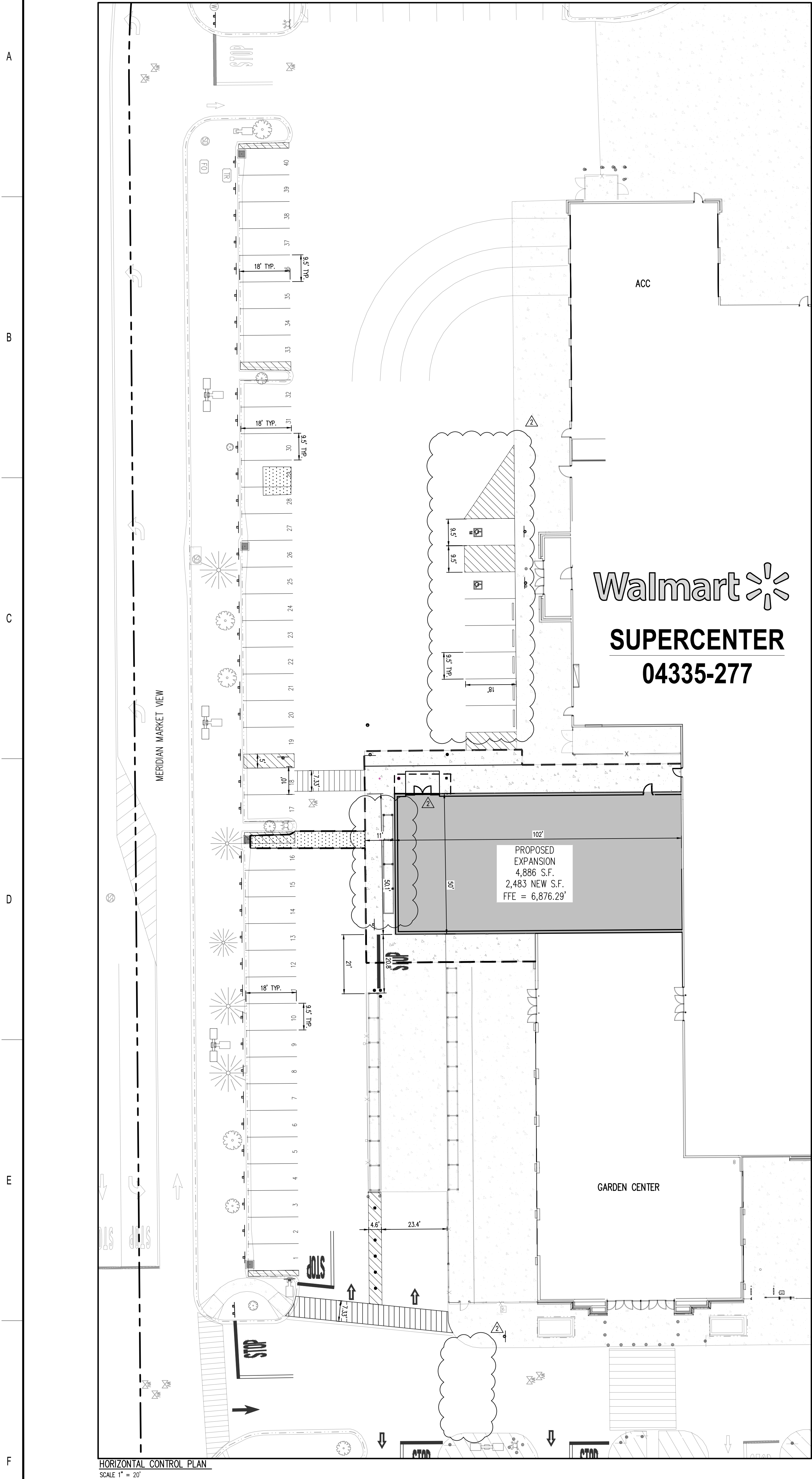
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CHECKED BY:	DJS
DRAWN BY:	RC
PROTO CYCLE:	02/27/2026
DOCUMENT DATE:	05/12/2026

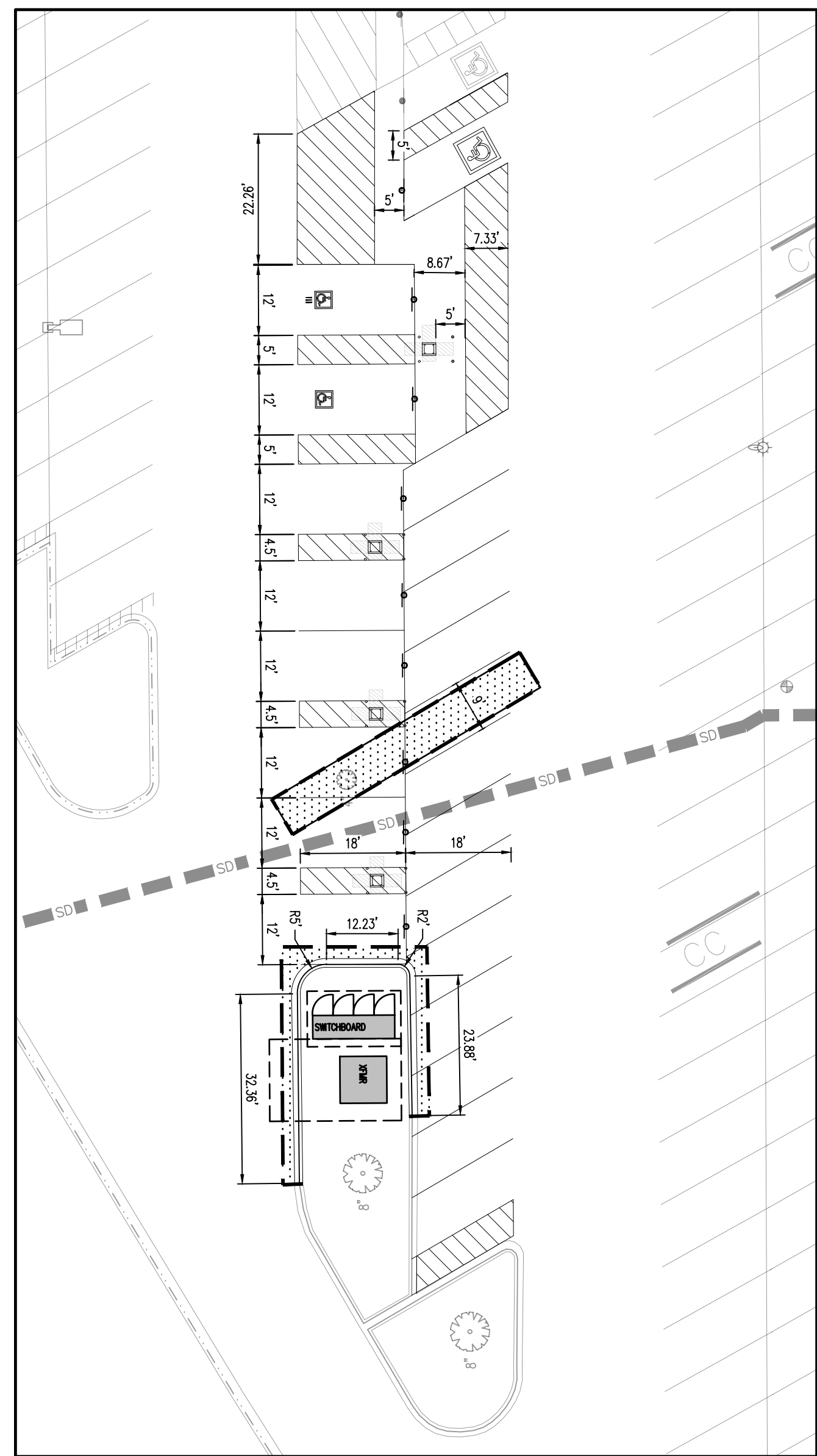


EV SITE AND DEMOLITION PLAN

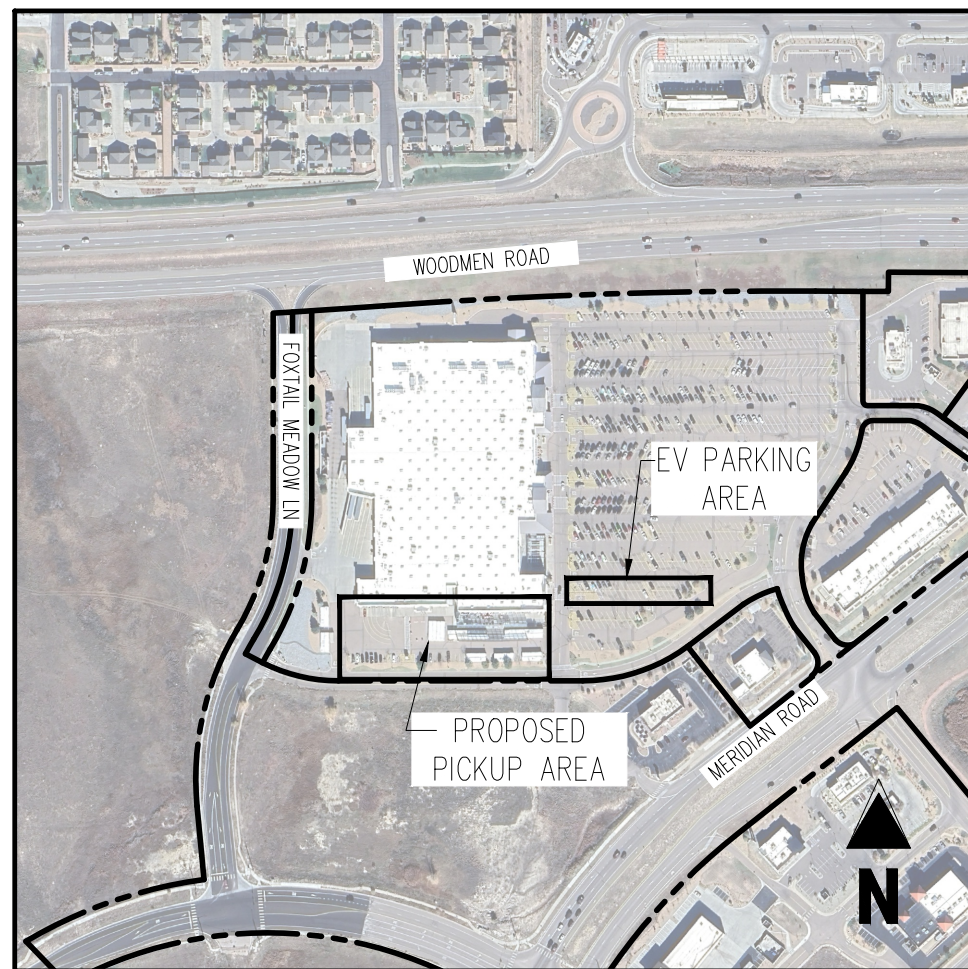
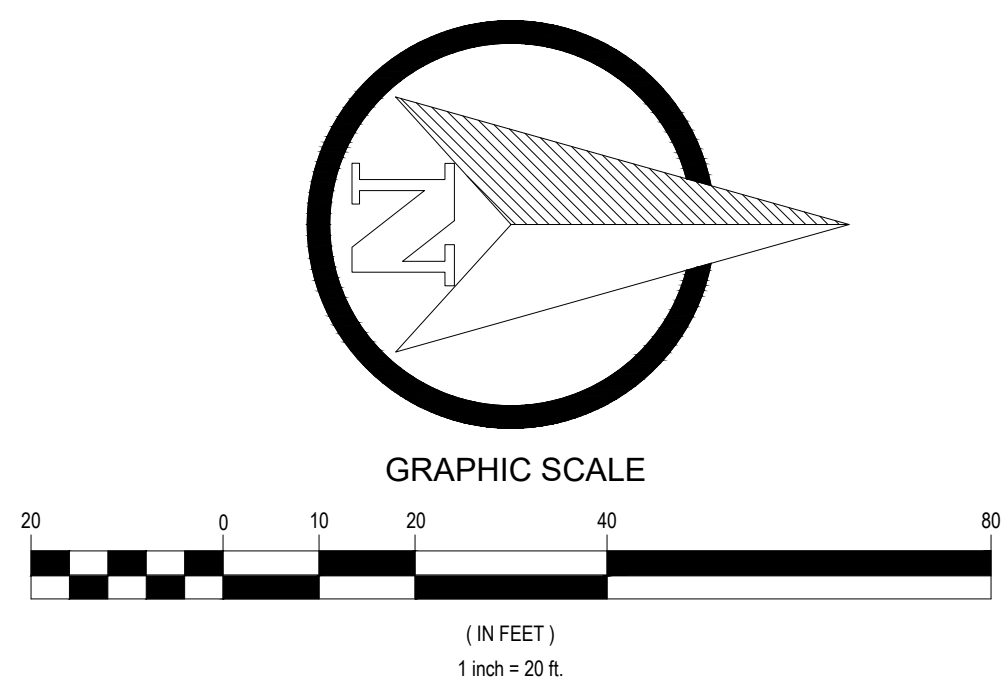
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CS2.1



HORIZONTAL CONTROL PLAN
SCALE 1" = 20'



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



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

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 P.M., AS MONUMENTED ON THE WEST END OF THE LINE BY A 2-1/2" ALUMINUM CAP, ILLISIBLE, 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, 2021, BEING A REFERENCE MONUMENT, STAMPED, "DREXEL BARRELL & CO. RM 1135 R 65W S1 58 S12 S1 70.88 2019 PLS 29433, A DISTANCE OF 70.88 FEET; AND A REFERENCE MONUMENT, STAMPED, "DREXEL BARRELL & CO. RM 1135 R 65W S1 58 S12 S1 83.44 2019 PLS 29433, A DISTANCE OF 83.44 FEET AND IS CONSIDERED TO BEAR N89°49'00"E, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERE TO.

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.
- 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.



THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT A PARTICULAR LOCATION AND FOR A PARTICULAR PURPOSE. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF GALLOWAY & COMPANY, LLC. ANY OTHER PROJECT REQUIRES THE SERVICES OF A PROFESSIONAL ENGINEER AND A SEPARATE INSTRUMENT OF SERVICE. THIS DRAWING FOR REUSE ON ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GALLOWAY & COMPANY, LLC IS STRICTLY PROHIBITED.

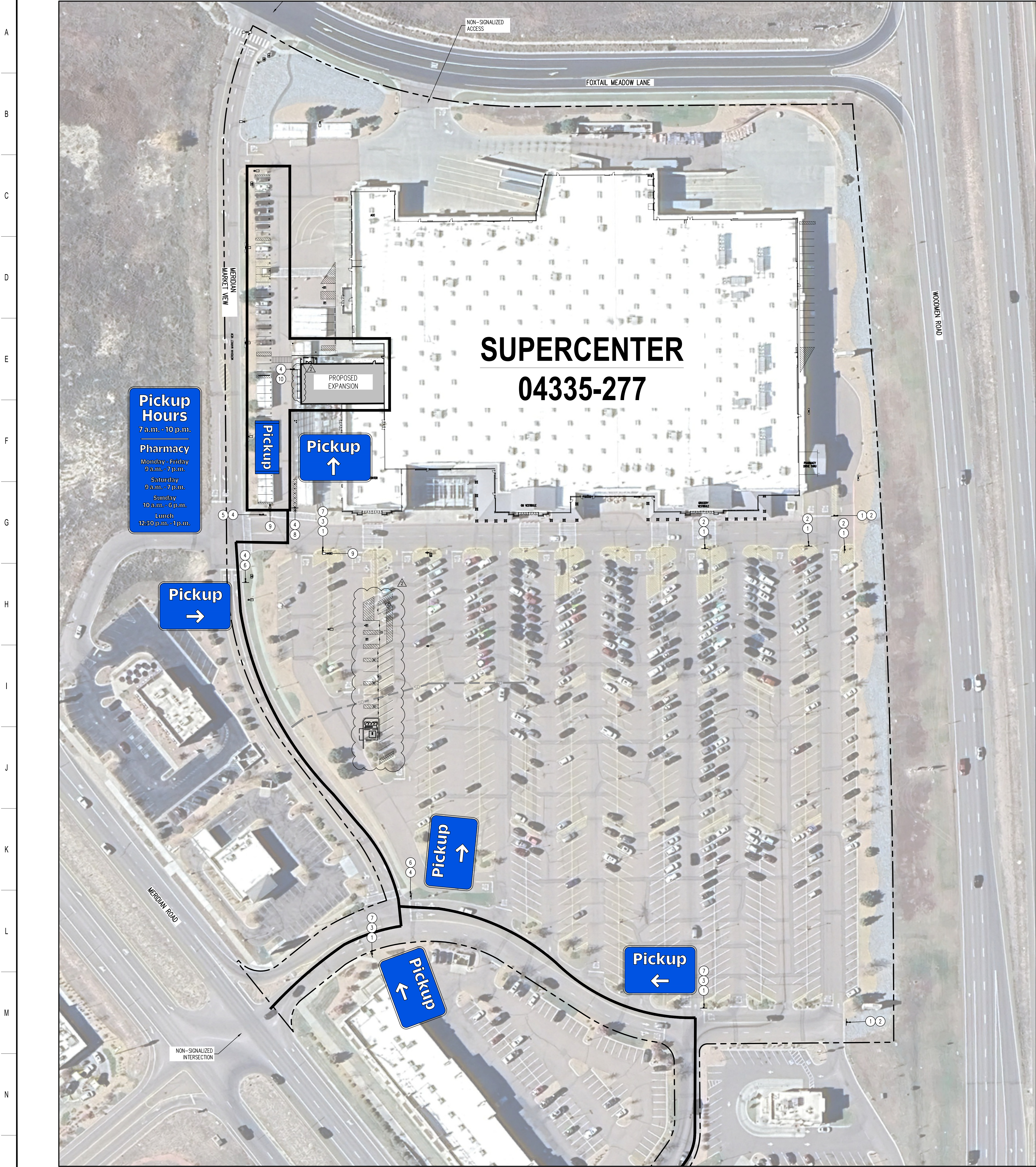
Walmart
FALCON (PEYTON), COLORADO
11550 MERIDIAN MARKET VIEW
STORE NUMBER: 04335-277
JOB NUMBER: WMT0046335-21
PROTO: 1793

ISSUE BLOCK		
Δ	PR #2	8/5/2026

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



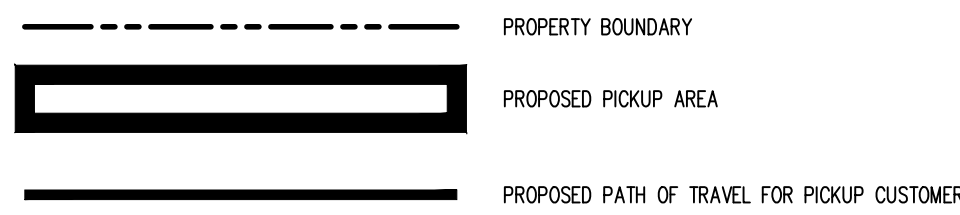
HORIZONTAL
CONTROL
PLAN



PICKUP WAYFINDING SIGNAGE SCHEDULE NOTES

- EXISTING PICKUP WAYFINDING SIGNAGE TO BE REMOVED.
- EXISTING SIGN POST AND BASE TO BE REMOVED AND PROPERLY DISPOSED OF.
- EXISTING SIGN POST AND BASE TO REMAIN.
- PROPOSED SIGN POST AND BASE (REF. SITE DETAILS).
- EXISTING "TRUCK" AND OPEN ARROW PAVEMENT MARKING TO BE REMOVED. CONTRACTOR SHALL APPLY SEAL COAT LANTS OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED.
- PROPOSED PICKUP WAYFINDING SIGNAGE, RIGHT (REF. SITE DETAILS FOR SIGNAGE AND LOCATION DETAILS).
- PROPOSED PICKUP WAYFINDING SIGNAGE, LEFT (REF. SITE DETAILS FOR SIGNAGE AND LOCATION DETAILS).
- PROPOSED PICKUP WAYFINDING SIGNAGE, AHEAD (REF. SITE DETAILS FOR SIGNAGE AND LOCATION DETAILS).
- PROPOSED PICKUP BANNER TO BE MOUNTED ON EXISTING LIGHT POST (REF. SITE DETAILS).
- PROPOSED HOURS OF OPERATION SIGNAGE (REF. SITE DETAILS).

SITE SIGNAGE LEGEND



PICKUP EXTERIOR SIGN SCHEDULE

DESCRIPTIONS	DIMENSIONS	QUANTITY
STALL DESIGNATION	12 X 12	40
PICKUP LEFT	12 X 18	2
PICKUP AHEAD	12 X 18	1
PICKUP RIGHT	12 X 18	2
HOURS OF OPERATION	36 X 18	1
RESERVED DELIVERY VAN	12 X 18	-
PICKUP BANNER AND MOUNTING HARDWARE	18 X 40	1
TEMPORARY PARKING (WITH PYRAMID BASE)	18 X 40	-

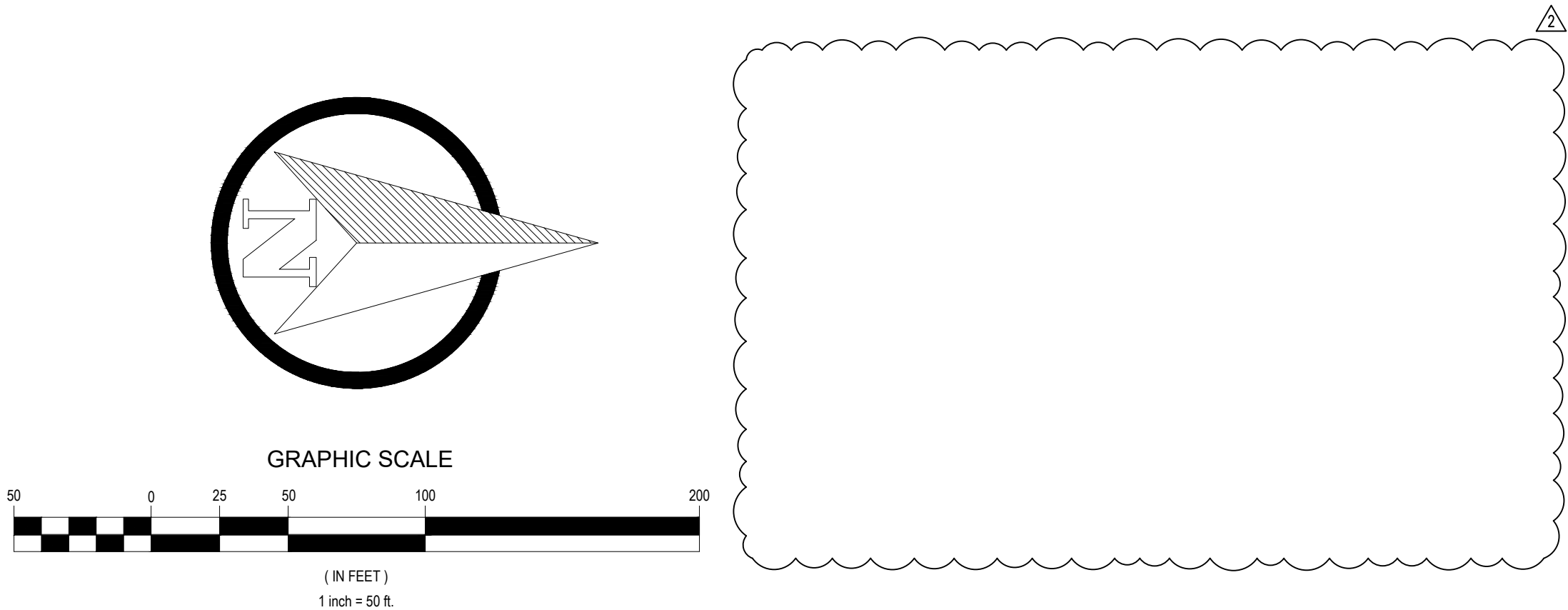
CALL IN NUMBER FOR "STALL DESIGNATION" AND "TEMPORARY" SIGNS:
CONTRACTOR TO CONFIRM CALL IN NUMBER WITH STORE MANAGER PRIOR TO PLACING SIGN ORDER.
ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART PROVIDED AND CONTRACTOR INSTALLED.
CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE ENTERED VIA THE SIGN SHOP ORDERS QUICKBASE APPLICATION: <https://wmt.quickbase.com/nav/main/action/ny08>.
FOR INQUIRES EMAIL CLAMPTT COMPANIES LLC. CLAMPTTROGSTERTEAM@CLAMPTT.COM

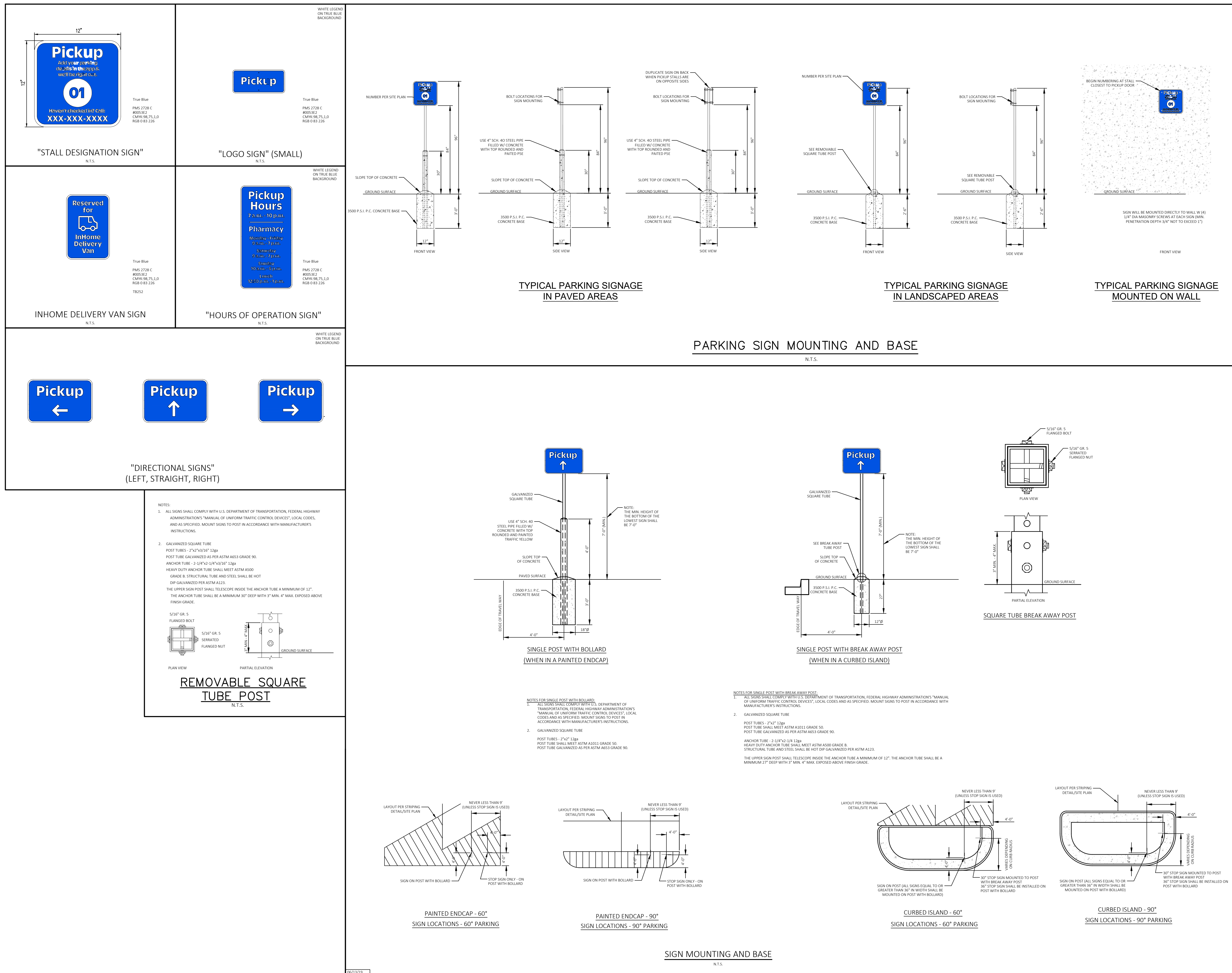
SITE SIGNAGE NOTES

- THIS PLAN WAS PREPARED BASED ON AN AERIAL CAPTURED 11/01/2025. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL FIELD CONDITIONS MAY VARY SIGNIFICANTLY FROM THIS DRAWING.
 - REFERENCE SITE DETAILS FOR SIGN LOCATION & VESTIBULE CROSSWALK DETAILS FOR SITE SIGNAGE OFFSETS.
 - GENERAL CONTRACTOR TO PREPARE AND REPAINT EXISTING SIGN POST BOLLARDS AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT.
 - ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART PROVIDED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE ENTERED VIA THE SIGN SHOP ORDERS QUICKBASE APPLICATION: <https://wmt.quickbase.com/nav/main/action/ny08>. FOR INQUIRES EMAIL CLAMPTT COMPANIES LLC. CLAMPTTROGSTERTEAM@CLAMPTT.COM
- PARKING LOT SIGNS, POLES, & MOUNTING HARDWARE ARE AVAILABLE VIA WALMART SOURCES AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE ENTERED VIA THE SIGN SHOP ORDERS QUICKBASE APPLICATION: <https://wmt.quickbase.com/nav/main/action/ny08>.
FOR INQUIRES EMAIL CLAMPTT COMPANIES LLC. CLAMPTTROGSTERTEAM@CLAMPTT.COM

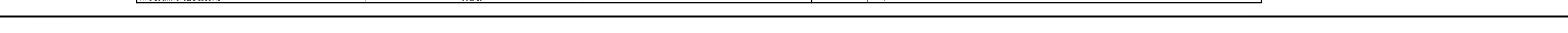
PLEASE NOTE THAT SIGNAGE IS NOT APPROVED WITH THIS APPLICATION. ANY PROPOSED SIGNAGE THAT MEETS THE APPLICABILITY OF A SIGN PERMIT REQUIREMENT MUST BE SUBMITTED UNDER A SEPARATE SIGN PERMIT APPLICATION.

PLEASE NOTE TRAFFIC CONTROL, DEVICE SIGNS, WAYFINDING SIGNS, UTILITY SIGNS, AND TEMPORARY SIGNS DO NOT REQUIRE A SIGN PERMIT.

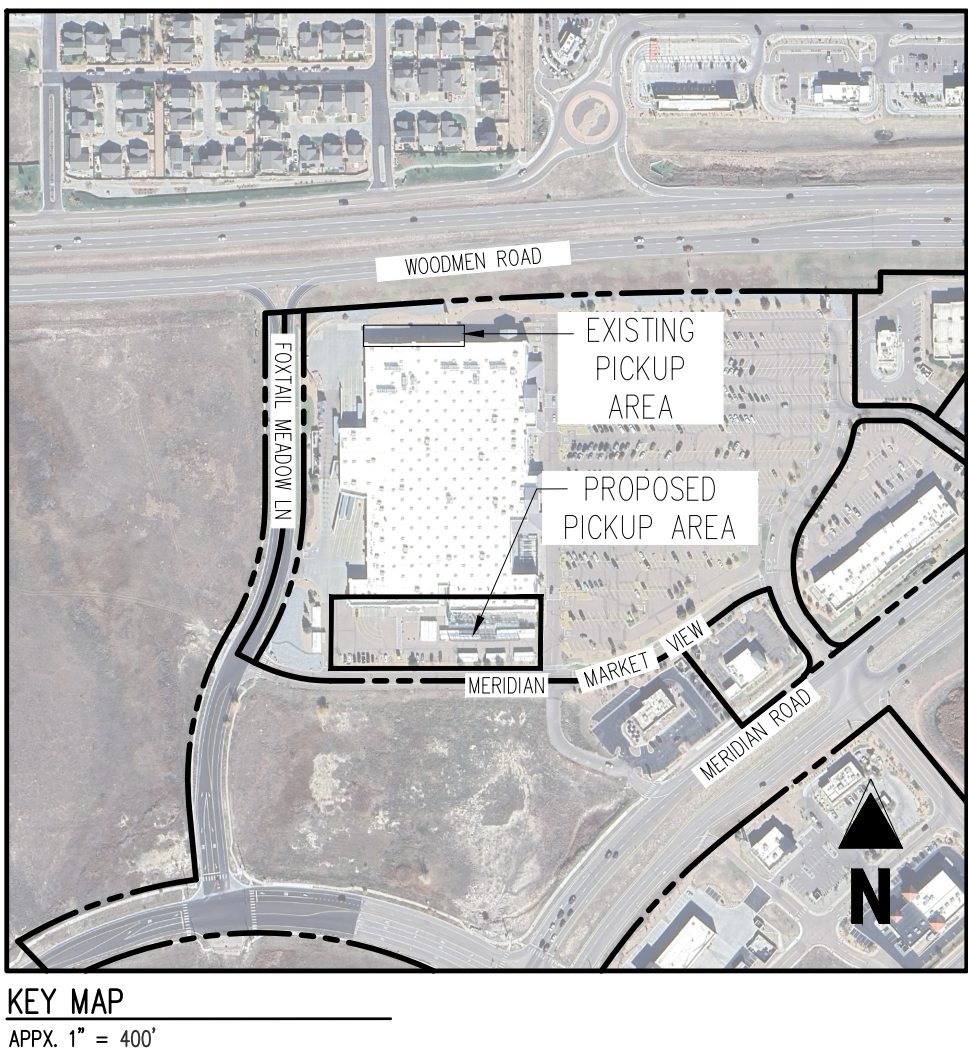




NOTE TO CONTRACTOR:
REFERENCE SIGN SCHEDULE ON
ARCHITECTURAL PLANS FOR QUANTITIES



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
=====XX	PROPOSED MAJOR CONTOUR
=====XX	PROPOSED MINOR CONTOUR
XXXXXX	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
<u>0.00%</u>	EXISTING SLOPE
<u>2.00%</u>	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 $\pm 84'$ 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 SANICUT
	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 SANICUT

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 QUARTER SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH PM. AS MONUMENTED ON THE WEST END OF THE LINE BY A 1-7/2" ALUMINUM CAP, "LEGIBLE," 170' BELOW ASPHALT TO THE NORTH QUARTER CORNER OF SECTION 12, AND ON THE EAST END OF THE LINE BY A CALCULATED POINT FOR THE NORTHERLY CORNER OF SECTION 12, AS DETERMINED BY EXISTING EVIDENCE. YES PER MONUMENT RECORD DATED JUNE 30, 2020, BEING A REFERENCE MONUMENT, STAMPED, "DIXIELEX BARRELL & C O R 6 4 W S 1 6 8 S 20 52 50 57 70.08 200 201 PINS SWA'S, A DISTANCE OF 70.08 FEET, AND A REFERENCE MONUMENT, STAMPED, "DIXIELEX BARRELL & C O R 135 S 6 8 W S 1 6 8 S 20 52 50 57 83.44 149 PIN SWA'S, A DISTANCE OF 83.44 FEET, AND IS CONSIDERED TO BE BEAR INAPPROXIMATE, WITH ALL BEARINGS REFERENCED HEREON RELATIVE THEREOF.

BENCHMARK

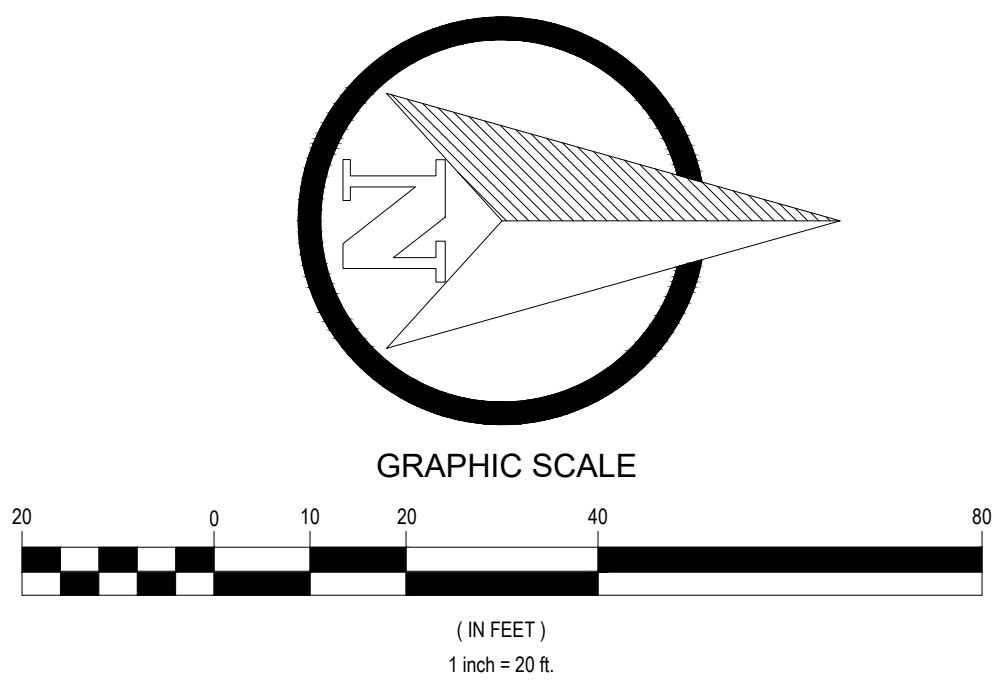
FMSB BENCHMARK #B-7Z
ELEV.: 6863.07' (NAD 83)
DESCRIPTION: B-7Z BEING A 3.25" ALUMINUM FMSB CAP, "B-7Z".

SITE BENCHMARK #1
ELEV.: 6868.09'
DESCRIPTION: B-1 BEING A 3.25" GREEN PLASTIC CAP, "CALLAWAY CONTROL".

SITE BENCHMARK #2
ELEV.: 6872.21'
DESCRIPTION: NO. 2 BEING A GREEN PLASTIC CAP, "CALLAWAY CONTROL".

VERTICAL DATUM

NAD83



Wal-Mart

FALCON (PEYTON), COLORADO

11550 MERIDIAN MARKET VIEW
STORE NUMBER: 04355-277

170

PROTO: WMT004355-21

JOB NUMBER: 04355-277

STIPULATION FOR REUSE

THIS DRAWING IS PREPARED FOR USE ON THIS PROJECT ONLY. IT IS NOT TO BE REUSED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GALLEY & COMPANY, LLC. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GALLEY & COMPANY, LLC WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GALLEY & COMPANY, LLC.

CHECKED BY: DUS

DRAWN BY: RC

PROTO CYCLE: 02/27/2026

DOCUMENT DATE: 05/12/2026

170

PROTO: WMT004355-21

JOB NUMBER: 04355-277



GRADING PLAN

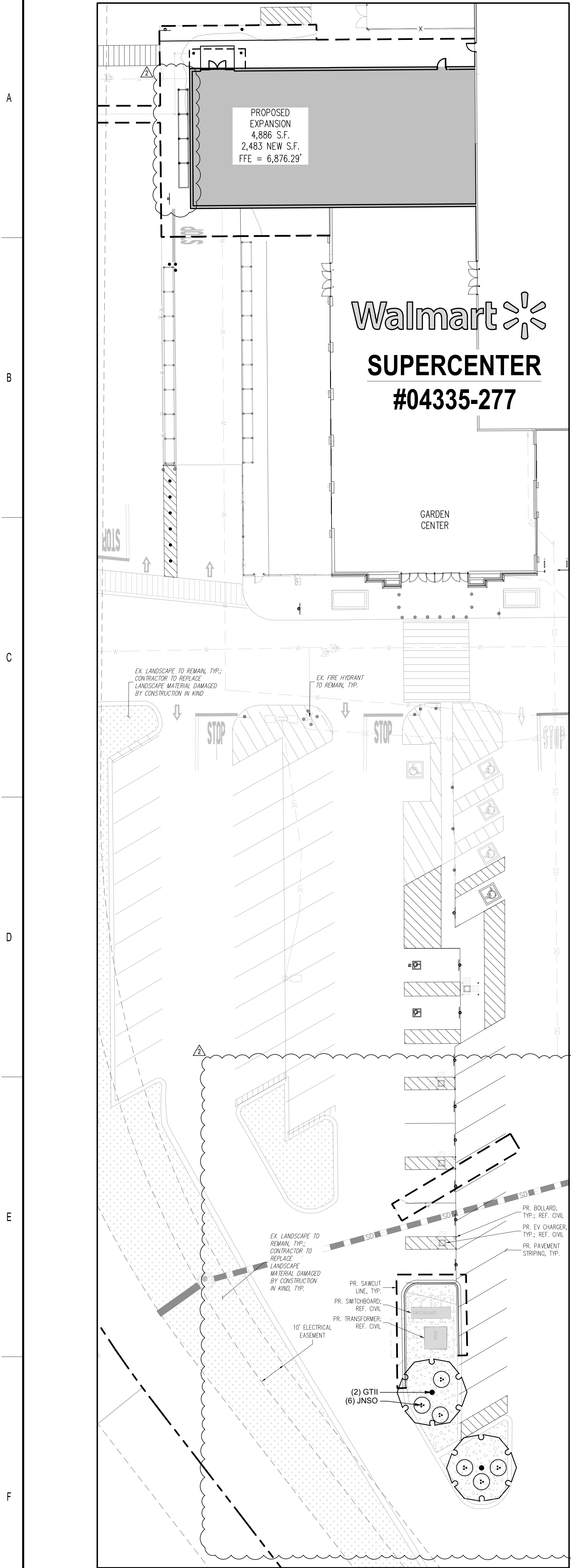
SHEET:

CS.3.1

170

PROTO: WMT004355-21

JOB NUMBER: 04355-277



PLANT SCHEDULE							
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
DECIDUOUS TREES							
	GTII	2	IMPERIAL HONEY LOCUST	GLADIOSA TRACANTHOS INERMIS IMPROULE TM	888	2" CAL	35 X25
EVERGREEN SHRUBS							
	JNSO	6	BUFFALO JUNPER	JUNPERUS SABINA 'BUFFALO'	#5 CONT.	1" X6	VERY LOW

GROUNDCOVER SCHEDULE		
SYMBOL	QTY	TYPE
		MULCH
	1,325 SF	ROCK MULCH - MATCH EXISTING

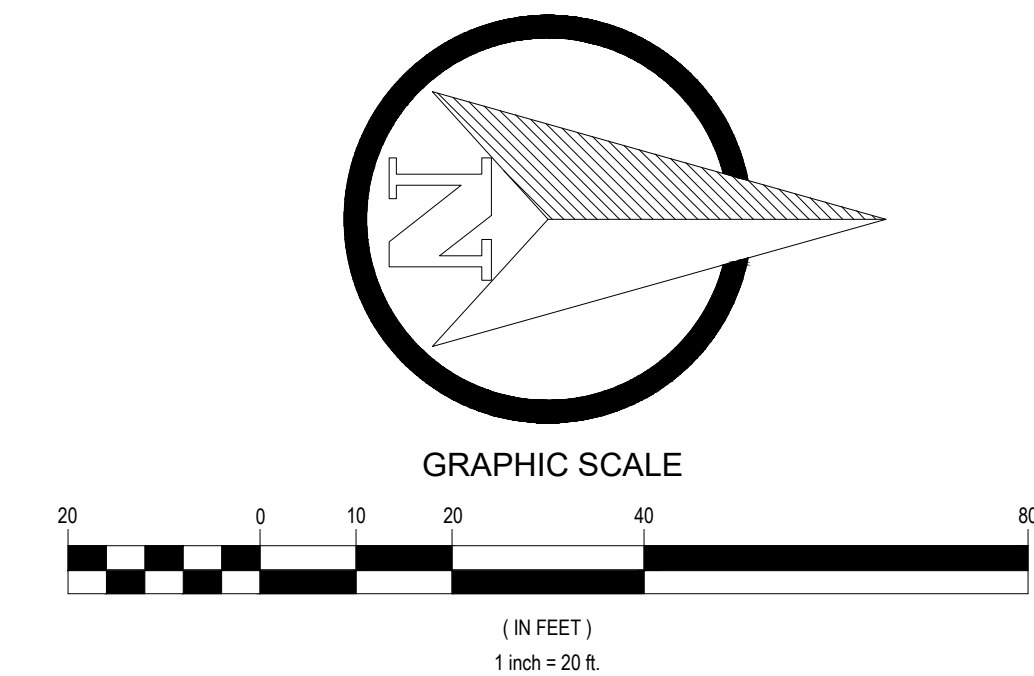
LANDSCAPE NOTES

- GENERAL:
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 - LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - WINTER WATERINGS SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
 - LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION
- 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 PONDING SHALL BE REGRADED TO BLEND IN THE SURROUNDING PONDING 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
- 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.
 - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
 - ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6 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
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

GENERAL CONSTRUCTION SPECIFICATIONS

- GENERAL SPECIFICATIONS
- WHERE CONFLICTS OR DUPLICATES EXIST, SPECIFICATIONS SHALL PREVAIL.
 - 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 CONTRACTOR'S EXPENSE. THIS PARTICULARLY APPLIES TO DAMAGE CAUSED TO CONCRETE AND BRICK WALKS, ROOF DRAIN DOWNSPOUTS (LEFT IN DOWNDRAINING POSITION) AND CURBS BY EDGING EQUIPMENT AND SNOW REMOVAL EQUIPMENT. THE OWNER / OWNERS REPRESENTATIVE SHALL DETERMINE WHEN REPLACEMENT/REPAIR IS NECESSARY. THE LANDSCAPE MAINTENANCE CONTRACTOR IS NOTIFY THE OWNER OF ANY DAMAGE IMMEDIATELY.
 - 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
- REFER TO SPECIFICATION FOR MORE INFORMATION.
- MATERIALS
- REFER TO SPECIFICATION FOR MORE INFORMATION.
- EXECUTION
- 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. REFER TO PLANT DETAILS ON PLANS FOR SIZE OF MULCH RINGS. WHERE TREES ARE LOCATED IN CRUSHER FINES WOOD MULCH IS NOT REQUIRED. CRUSHER FINES SHOULD BE LOCATED UP TO THE TRUNK AND FOUNDATION AS MULCH.
- SITE AMENITIES
- GENERAL: INSTALL ITEMS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - INSTALL SITE FURNISHINGS LEVEL, PLUMB, TRUE AND SECURELY POSITIONED AT LOCATIONS INDICATED AND APPROVED BY OWNER/OWNERS REPRESENTATIVE.
 - ALL BENCHES, BIKE RACKS, AND TRASH RECEPTACLES SHALL BE INSTALLED ON CONCRETE. WHERE CONCRETE IS NOT SHOWN SUCH AS IN CRUSHER FINES OR SOO 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/REVIEW PAD LAYOUTS.
 - SUBMIT CATALOG DATA FOR EACH SITE FURNISHING SPECIFIED.
- MAINTENANCE
- REFER TO SPECIFICATION FOR MORE INFORMATION.
- COMPLETION SERVICES
- REFER TO SPECIFICATION FOR MORE INFORMATION.

NOTE:
CONTRACTOR TO REPLACE
EXISTING LANDSCAPE DAMAGED
BY CONSTRUCTION IN KIND.



IRRIGATION NOTE

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

DEMOLITION NOTES

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

INSPECTION NOTES

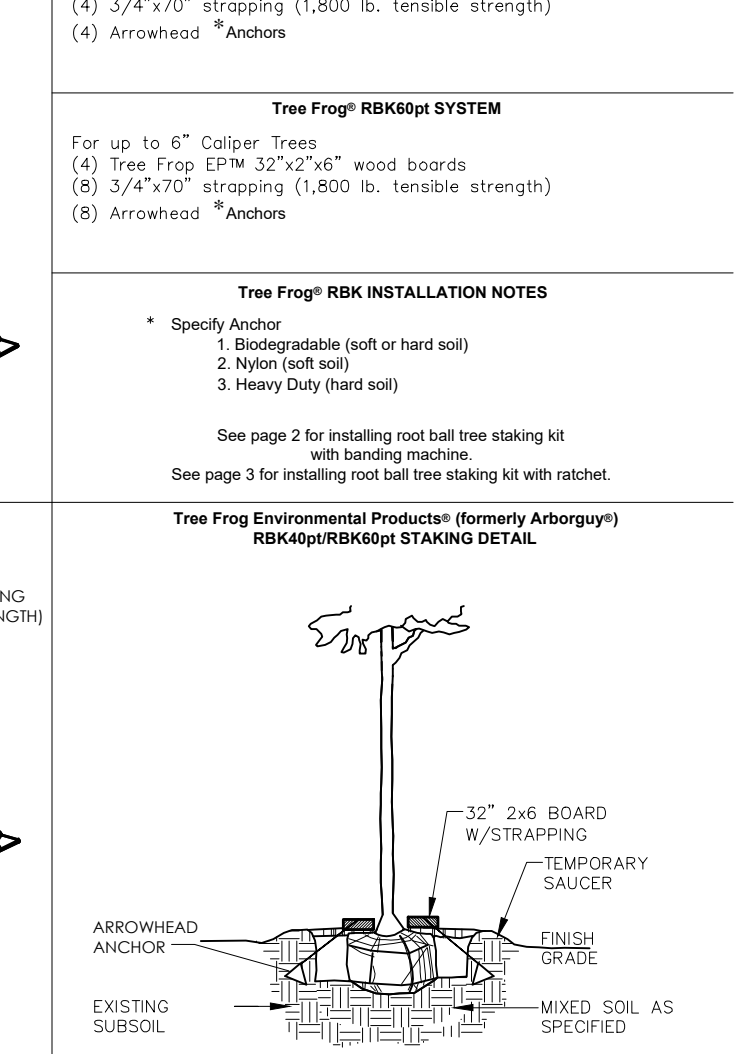
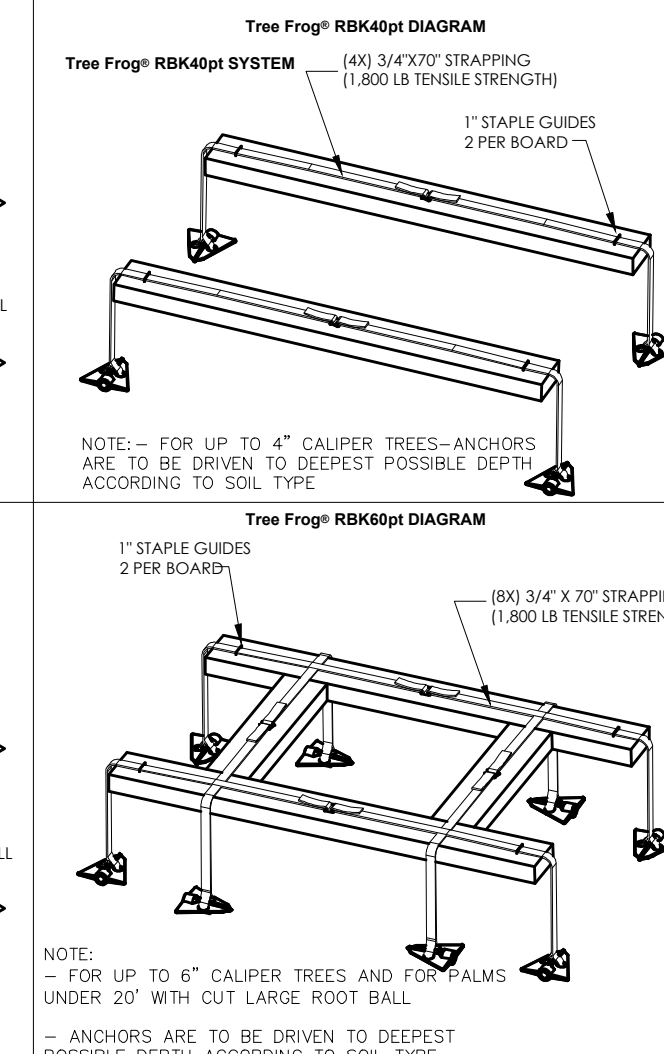
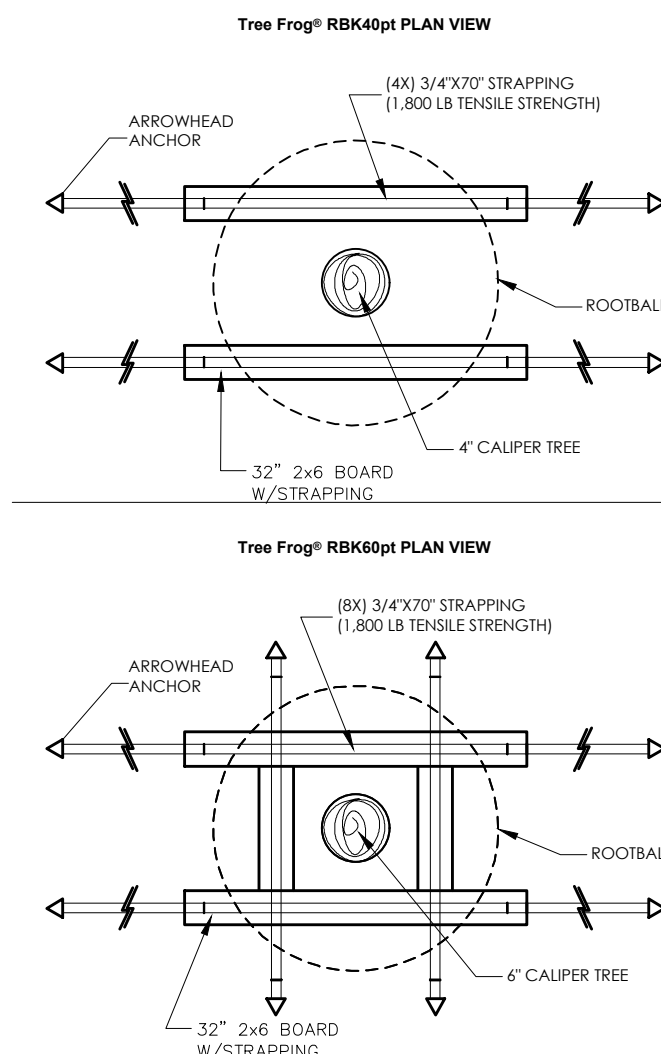
- INSPECTIONS WILL INCLUDE:
 - A. REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS FOR APPROVAL BY LANDSCAPE ARCHITECT AND IRRIGATION ENGINEER.
 - B. PRE-CONSTRUCTION MEETING / SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALER.
 - C. IRRIGATION 25% PUNCH INSPECTION FOR MAINLINE, PRESSURE TEST.
 - D. IRRIGATION 55% PUNCH INSPECTION.
 - E. IRRIGATION FINAL ACCEPTANCE INSPECTION.
 - F. LANDSCAPE 95% 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.

UTILITY NOTES

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- 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 DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

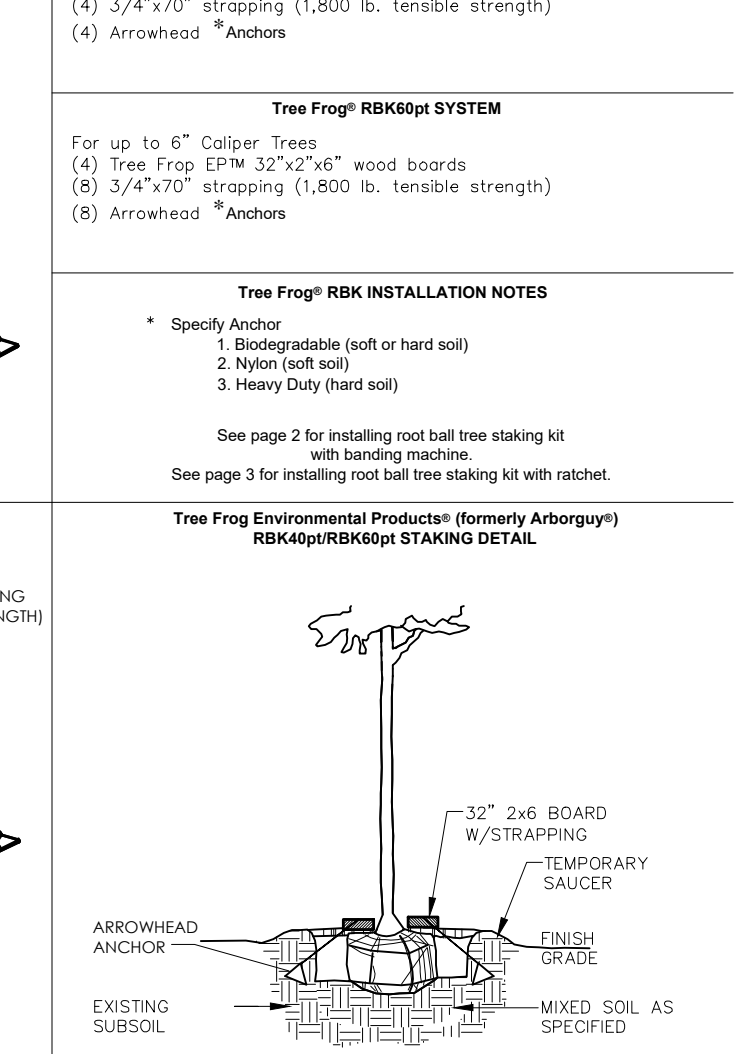
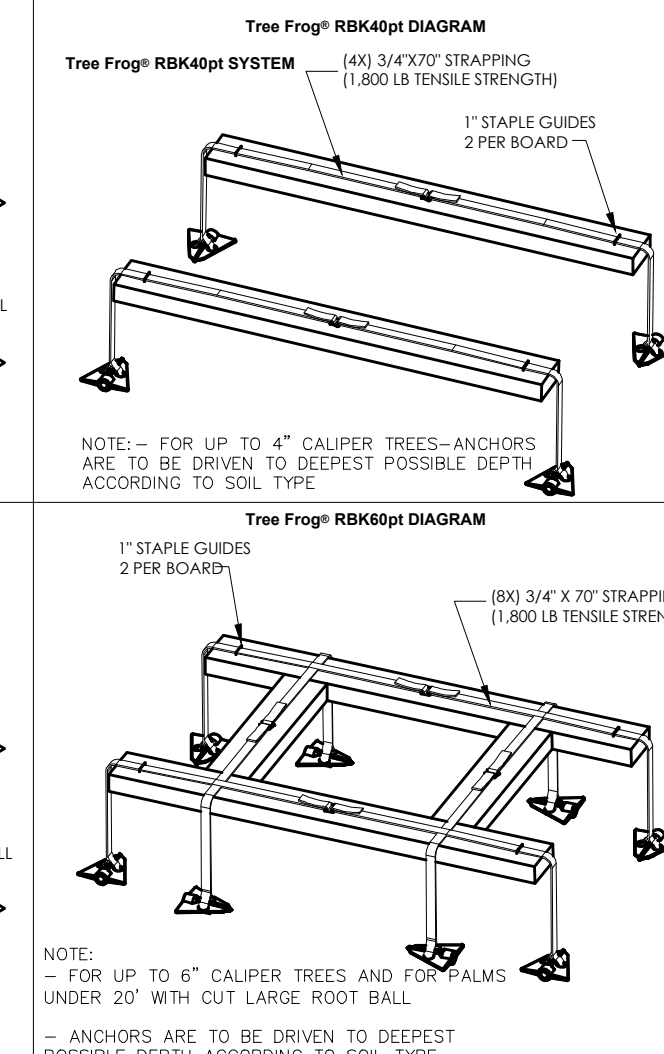
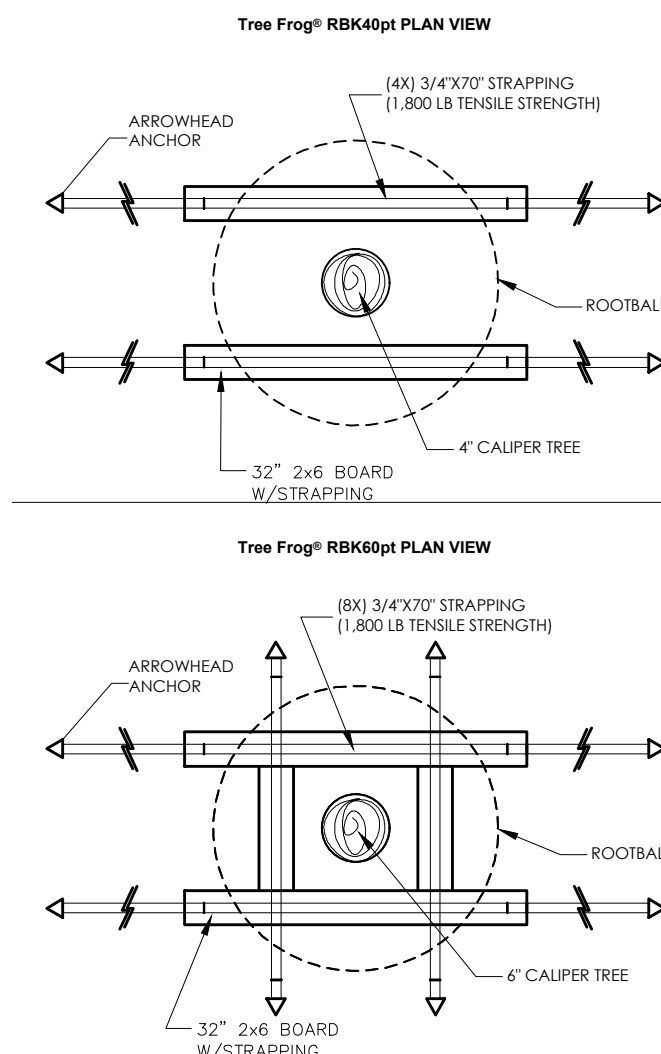
"TREE FROG" TREE STAKING

SCALE: NOT TO SCALE



"TREE FROG" TREE STAKING

SCALE: NOT TO SCALE



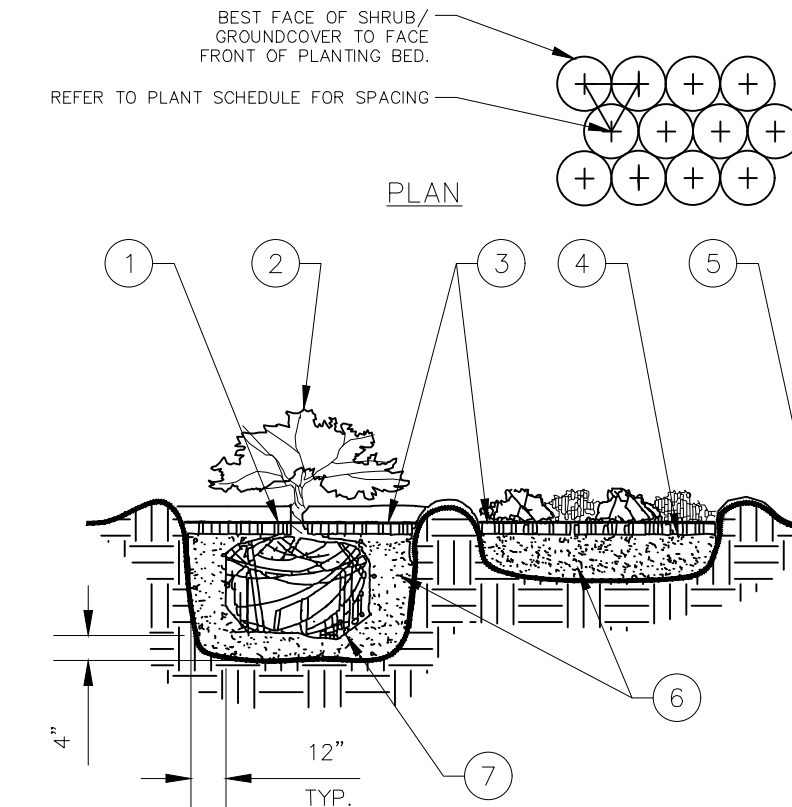
CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED 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.
- 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 POINING OR ALTERNATE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

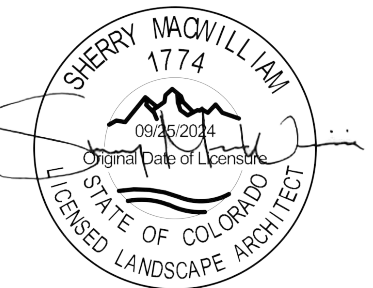


SHRUB/GROUNDCOVER PLANTING

SCALE: NOT TO SCALE



- TOP OF SHRUB ROOTBALLS TO BE PLANTED 1'-2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
- WHEN USED IN MASSES: PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
- 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
- EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
- 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
- PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION.
- SCARIFY ROOTBALL SIDES AND BOTTOM.



Walmart
FALCON (PEYTON), COLORADO
11550 MERIDIAN MARKET VIEW
STORE NUMBER: 04335-277

ISSUE BLOCK

CHECKED BY: SRM
DRAWN BY: TJR
PROTO DATE: 02/21/2026
DOCUMENT DATE: 05/12/2026

LANDSCAPE PLAN

SHEET:
L1.0

PCD# COM2612