

SITE DEVELOPMENT PLANS



FUEL STATION #4335

11550 MERIDIAN MARKET VIEW
FALCON, CO

GENERAL NOTES:

- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

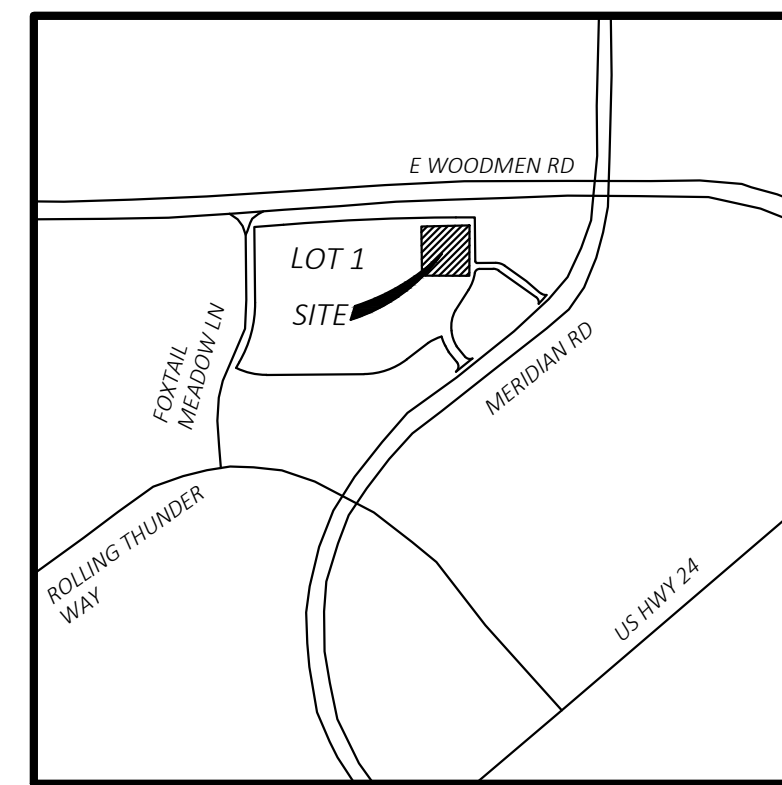
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
JAMES G. TEMPLE, CO PLS#8232
PH: 479-273-9472
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- WARRANTY/DISCLAIMER:**
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR:**
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- WETLANDS NOTE:**
ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- RESIDENT ENGINEERING SERVICES:**
WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.
- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ALL WORK WITHIN FALCON RIGHT-OF-WAY.

RESOURCE LIST:

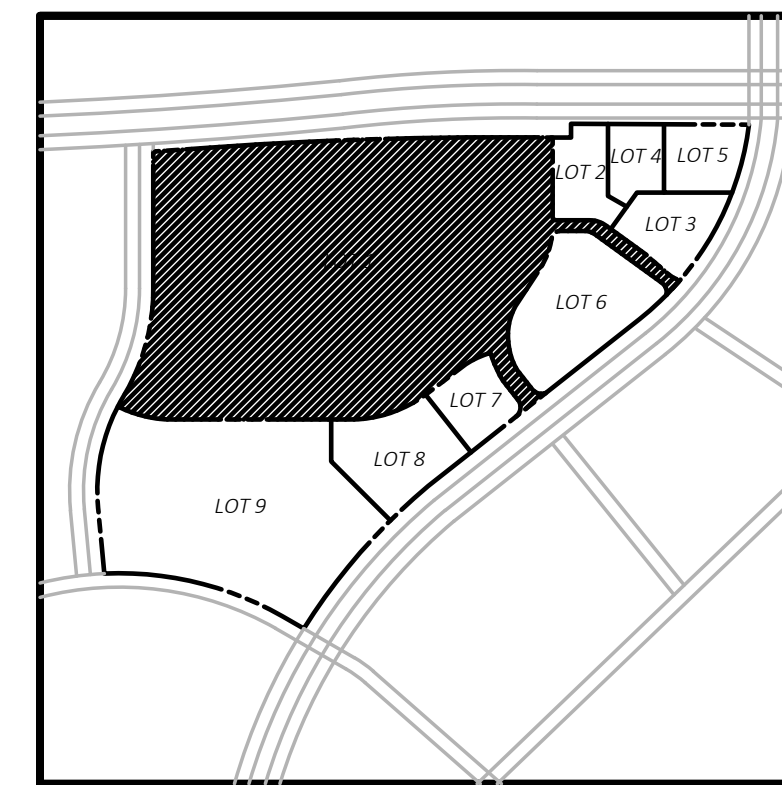
OWNER/DEVELOPER WALMART STORES, INC. 2001 SE 10TH ST, MAIL STOP 5570 BENTONVILLE, AR 72716 PH: 479-273-4000	ELECTRIC MOUNTAIN VIEW ELECTRIC ASSOCIATION 11340 E. WOODMEN ROAD FALCON, CO 80831 PH: 719-495-2283	PUBLIC WORKS DEPARTMENT EL PASO COUNTY 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 PH: 719-520-6460
CIVIL ENGINEER CEI ENGINEERING ASSOC. INC. 710 W. PINE DALE AVE. FRESNO, CA 93711 JOHN DEGUYNIA PROGRAM MANAGER THOMAS BURRY, PE 47294 PH: 559-447-3119	WATER FALCON HIGHLANDS METROPOLITAN DISTRICT 8390 E CRESENT PKWY #500 GREENWOOD VILLAGE, CO 80111 PH: 719-635-0330	FIRE DEPARTMENT FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD PEYTON, CO 80831 PH: 719-495-4050
LAND SURVEYOR CEI ENGINEERING ASSOC. INC. 3108 SW REGENCY PKWY BENTONVILLE, AR 72712 JAMES G. TEMPLE, CO PLS#8232 PH: 479-273-9472	STORM WATER EL PASO COUNTY 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 PH: 719-520-6460	TELEPHONE & FIBER TBD
ARCHITECT SGA DESIGN GROUP 1437 S. BOULDER AVE., SUITE 550 TULSA, OK 74119-3609 WILLIAM A. MORRILL, PE 61036 PH: 918-587-8600	SANITARY SEWER WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 PH: 719-495-2500	
GEOTECHNICAL ENGINEER TERRACON CONSULTANTS, INC. 4172 CENTER PARK DR COLORADO SPRINGS, CO 80916-4505 WILLIAM A. MORRILL, PE 61036 GEOTECHNICAL DEPARTMENT MANAGER PH: 719-597-2116	BUILDING DEPARTMENT PIKES PEAK REGIONAL BUILDING DEPT. 2880 INTERNATIONAL CIR COLORADO SPRINGS, CO 80910 PH: 719-327-2880	
	PLANNING AND COMMUNITY DEVELOPMENT EL PASO COUNTY 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 PH: 719-520-6300	

LEGAL DESCRIPTION:

PORTION OF LOT 1,
FALCON HIGHLANDS MARKET PLACE FILING NO. 1,
COUNTY OF EL PASO,
STATE OF COLORADO.



VICINITY MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE



Know what's below.
Call before you dig.

Sheet List Table

Sheet Number	Sheet Title
1 of 14	SITE DEVELOPMENT COVER SHEET
2 of 14	DEMOLITION PLAN
3 of 14	OVERALL SITE PLAN
4 of 14	SITE PLAN
5 of 14	PARKING LOT PLAN
6 of 14	ALTERNATE PAVING PLAN
7 of 14	SITE DETAIL SHEET
8 of 14	SITE DETAIL SHEET
9 of 14	LANDSCAPE PLAN
10 of 14	IRRIGATION PLAN
11 of 14	IRRIGATION DETAILS
12 of 14	PHOTOMETRIC SITE PLAN
13 of 14	PHOTOMETRIC SITE PLAN
14 of 14	SIGN PLAN

Associated Sheet List Table

Sheet Number	Sheet Title
1 OF 2	WATER PLAN
2 OF 2	WATER PLAN DETAILS
1 of 2	SANITARY SEWER PLAN
2 of 2	SANITARY SEWER PLAN DETAILS
1 of 1	DRY UTILITY PLAN

Soil Corrosivity Screening

Soils at this site have been identified by the Project Geotechnical Engineer to consist of corrosive properties. See below for the recommended Concrete design and pipeline conditions necessary to mitigate the improvements against corrosive soil effects.

Project Exposure Class - Concrete (ACI 318-19): S0 S1 S2 S3

Exposure Classification	Recommended concrete mix design
S0	Type I or Type II Portland Cement
S1	Type II Portland Cement
S2	Type V Portland Cement
S3	Type V Portland Cement

Notes: The results of the testing indicate ASTM Type I Portland Cement is suitable for project concrete in contact with on-site soils. However, if there is no (or minimal) cost differential, use of ASTM Type II Portland Cement is recommended for additional sulfate resistance of construction concrete.

Project Exposure Class - Buried Metal: Mild Moderate Corrosive Severe

Exposure Classification	Recommended Pipe Use Options
Mild	Standard pipe conditions apply.
Moderate	Corrosion resistant piping – options include PVC, HDPE, cover metal pipes with a Polyethylene Sleeve, add cathodic protection, cover metal pipes with wax tape. Coordinate with engineer.
Corrosive	Corrosion resistant Piping – options include PVC, HDPE, cover metal pipes with a Polyethylene Sleeve. Coordinate with engineer
Severe	Corrosion resistant Piping – options include PVC, HDPE, cover metal pipes with a Polyethylene Sleeve. Coordinate with engineer

Notes: Electrical Resistivity of onsite soils is 1,164 (ohm-cm)

- THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.



CEI ENGINEERING ASSOCIATES, INC.
710 W PINE DALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

FUEL STATION #4335
11550 MERIDIAN MARKET VIEW
FALCON, CO



PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	6/13/2023
REVISION	REV-0

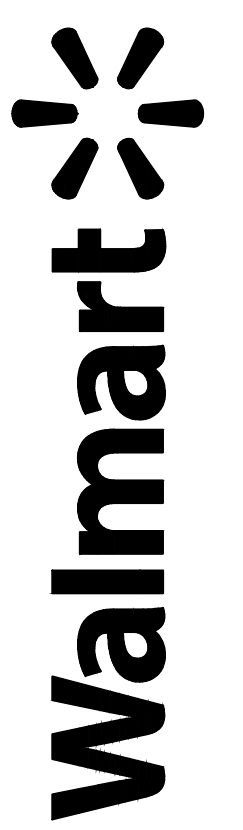
SITE DEVELOPMENT
COVER SHEET

SHEET TITLE
SHEET NUMBER

1 of 14

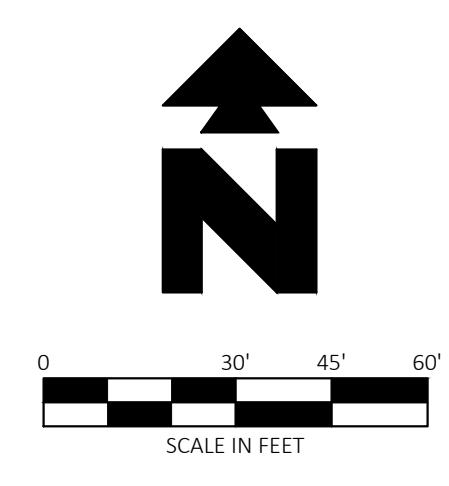
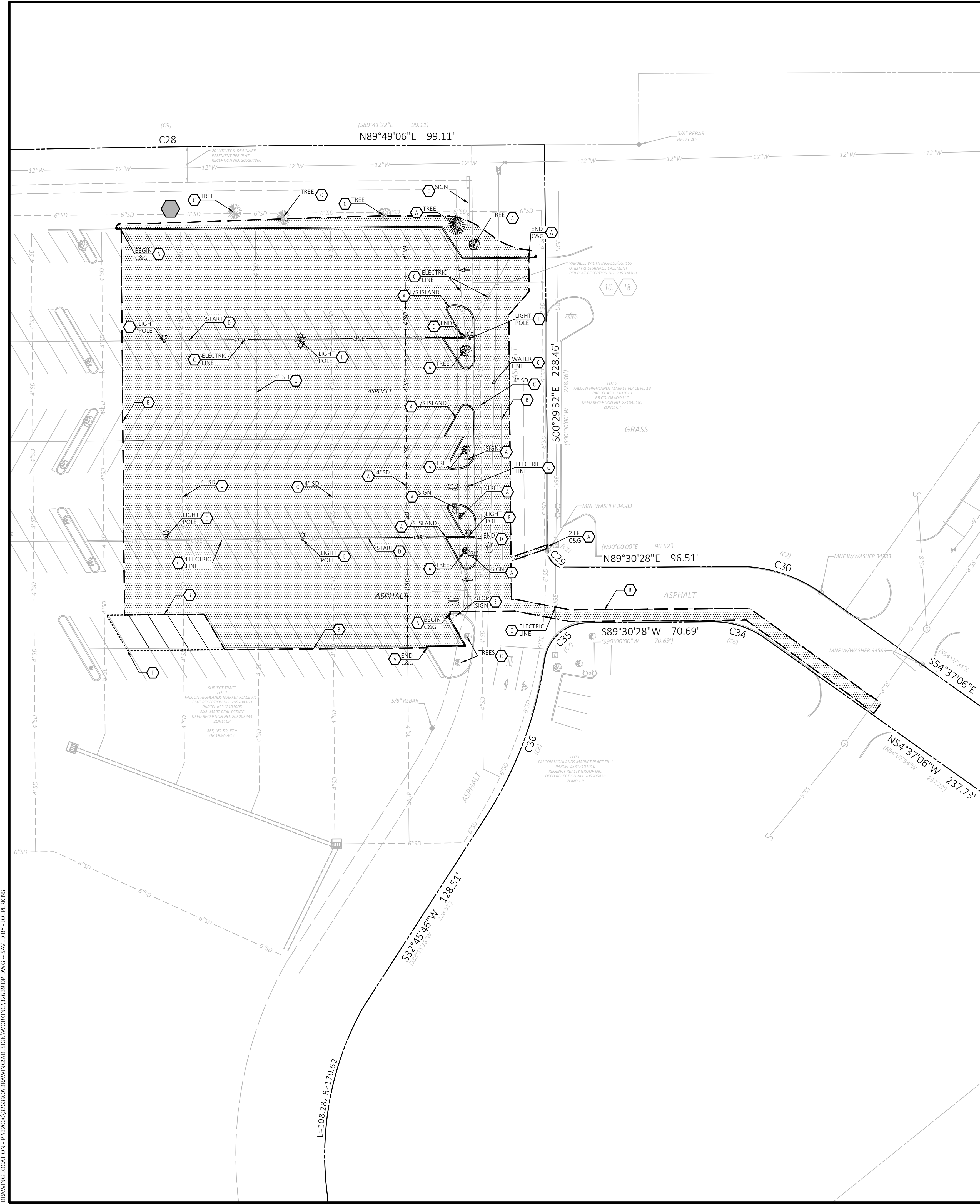
REVISION		
NO.	DESCRIPTION	DATE

FUEL STATION #4335
11550 MERIDIAN MARKET VIEW
FALCON, CO

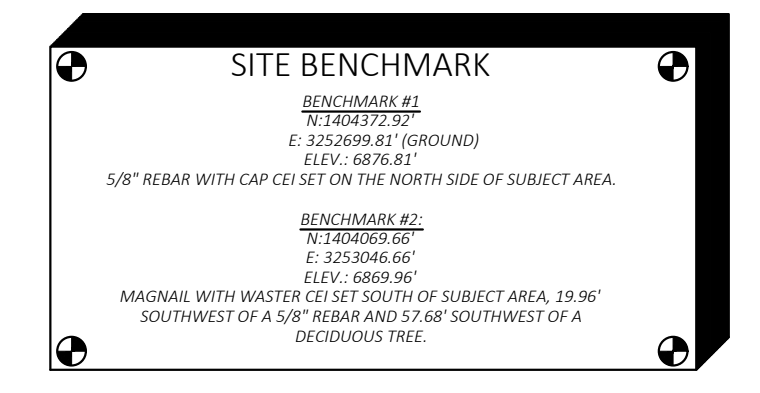


PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	5/10/2023
REVISION	REV-0

DEMOLITION PLAN
SHEET TITLE
SHEET NUMBER



Know what's below.
Call before you dig.



- PROPOSED LEGEND**
- PROPERTY / RIGHT-OF-WAY LINE
 - LIMITS OF DEMOLITION
 - LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- ABBREVIATIONS:
C&G CURB AND GUTTER
L/S LANDSCAPE

- GENERAL DEMOLITION NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL 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 DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - ALL CURBED RADII ARE TO BE 2 FEET OR 10 FEET UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5 FEET.
 - ALL DIMENSIONS AND RADII 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, SIGNS, 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.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
 - TOTAL PROJECT AREA IS 48,213 ± SQUARE FEET.
 - BASED ON AN ONLINE SEARCH OF U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT www.fws.gov/wetlands/data/mapper.html, THE PROPOSED PROJECT DOES NOT APPEAR TO BE WITHIN A KNOWN WETLAND AREA.
 - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
 - ALL MONUMENT/PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
 - REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - ALL WALMART GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
 - CONTRACTOR SHALL COORDINATE WITH WALMART MANAGER TO COORDINATE POINT OF RELOCATION FOR EXISTING CART CORRALS TO BE REMOVED.
 - CONCRETE PAVEMENT JOINTS SHALL BE INSTALLED PER CONCRETE PAVEMENT JOINT DETAILS, REF DETAIL SHEETS.

- DEMOLITION NOTES**
- A EXISTING TO BE REMOVED
 - B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
 - C PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES
 - D REMOVE EXISTING CONDUIT TO RE-ROUTE AROUND PROPOSED STRUCTURES (REF. PLANS FOR ROUTING)
 - E EXISTING TO BE RELOCATED
 - F EXISTING STRIPING TO BE OBLITERATED

- EXISTING LEGEND**
- Boundary Line
 - Adjoining Boundary Line
 - Underground Telephone Line
 - Underground Electric Line
 - Overhead Electric Line
 - Gas Line
 - Wood Fence Line
 - Break Line
 - Sanitary Sewer Line
 - Storm Drainage Pipe
 - Easement Line
 - Right-of-Way Line
 - Benchmark (BM)
 - Found Aluminum Cap (As Noted)
 - Drainage Manhole (DMH)
 - Sewer Manhole (SMH)
 - Electric Riser
 - Telephone Riser
 - Fiber Optic Vault
 - Traffic Signal Vault
 - Electric Vault
 - Water Valve
 - Traffic Sign (Type of Sign)
 - Sewer Clean Out
 - Light Pole (1 Lamp)
 - Light Pole (4 Lamps)
 - Traffic Light (2 Lamps)
 - Tree (Deciduous)
 - Tree (Evergreen)
 - Record Bearing & Distance per Plat Bk. 2007, Pg. 18
 - RCP Reinforced Concrete Pipe
 - R/W Right-of-Way
 - CMP Corrugated Metal Pipe
 - Double Pole Pylon Sign
 - PVC Polyvinyl Chloride Pipe

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.



811
 Know what's below.
 Call before you dig.

0 100' 150' 200'
 SCALE IN FEET

PROJECT DATA	
PROJECT NAME	WALMART CONVENIENCE STORE WITH FUEL STATION
PROJECT ADDRESS	11550 MERIDIAN MARKET VIEW FALCON, CO. 80831
ASSESSOR'S PARCEL NUMBER	5312101005
PROPERTY OWNER:	WALMART REAL ESTATE BUSINESS TRUST 2608 SOUTHEAST J STREET 72716-5510 CONTACT: TAYLOR REAMER EMAIL: TAYLOR.REAMER@WALMART.COM
APPLICANT:	CEI ENGINEERING ASSOC., INC. 710 W. PINEDALE AVENUE FRESNO, CA 93711 CONTACT: JENNIFER PERKINS JAPERKINS@CEIENG.COM
PROJECT DESCRIPTION	PROPOSED DEVELOPMENT OF AN EIGHT-STACK FUEL STATION WITH A 1,440-SQUARE FOOT CONVENIENCE STORE. PROPOSED PROJECT IS LOCATED WITHIN EXISTING WALMART PARKING LOT WITHIN WALMART PARCEL.
JURISDICTION	EL PASO COUNTY, COLORADO
EXISTING LAND USE	COMMERCIAL
EXISTING ZONING	CR
MAX BUILDING HEIGHT ALLOWED	45'-00"
PROPOSED BUILDING HEIGHT	CONVENIENCE STORE: 18'-6" CANOPY: 17'-8"
SETBACK REQUIREMENTS:	
BUILDING SETBACKS:	FRONT: 50' SIDE: 25' STREET SIDE: 25' REAR: 25'
EXISTING WALMART PARCEL:	865,162 SF (19.86 ACRE)
PROPOSED FUEL STATION AREA:	48,042 SF (1.10 ACRE)
PROPOSED WALMART PARCEL:	N/A
PROJECT BUILDING COVERAGE	1440 SF (0.03 ACRE) CONVENIENCE STORE 184,212 SF (4.23 ACRE) EXISTING WALMART
PROJECT PAVED AREA	39,569± SF (0.91 ACRE)
PROJECT LANDSCAPE AREA	8,473± SF (0.19 ACRE)
FAR (FLOOR AREA RATIO)	MAX. 100% = 865,162 SF (19.86 ACRE)
	PROVIDED= 21.5% (185,652 SF OR 4.26 ACRES)
LOT COVERAGE	MAX. 100% = 865,162 SF (19.86 ACRE)
	PROVIDED= 21.5% (185,652 SF OR 4.26 ACRES)
PARKING REQUIREMENTS:	
TOTAL PARKING REQUIRED	WALMART SUPERCENTER: 613 - 3.33 STALLS / 1,000 SF BUILDING SPACE FUEL STATION: 25 - 1 SPACE PER EMPLOYEE PLUS 3 SPACES PER BAY OR STALL STANDARD: 600 (8.0 FT X 18 FT) ACCESSIBLE: 13 - MINIMUM OF 2% OF TOTAL
EXISTING PARKING	906 - 4.92 STALLS / 1,000 SF BUILDING SPACE STANDARD: 884 ACCESSIBLE: 22
EXISTING PARKING TO BE REMOVED	STANDARD: 126 ACCESSIBLE: 0
PROPOSED PARKING	STANDARD: 14 ACCESSIBLE: 1
TOTAL PARKING PROVIDED	796 - 4.32 STALLS / 1,000 SF BUILDING SPACE STANDARD: 774 ACCESSIBLE: 23
REQUIRED BICYCLE RACK	1 - MINIMUM OF 5% OF TOTAL PARKING (CONVENIENCE STORE)
EXISTING BICYCLE RACK	0
PROPOSED BICYCLE RACK	1



CEI ENGINEERING ASSOC., INC.
 710 W PINEDALE AVE
 FRESNO, CA 93711
 PHONE: (559) 447-3119
 FAX: (559) 447-3129

REVISION		
NO.	DESCRIPTION	DATE

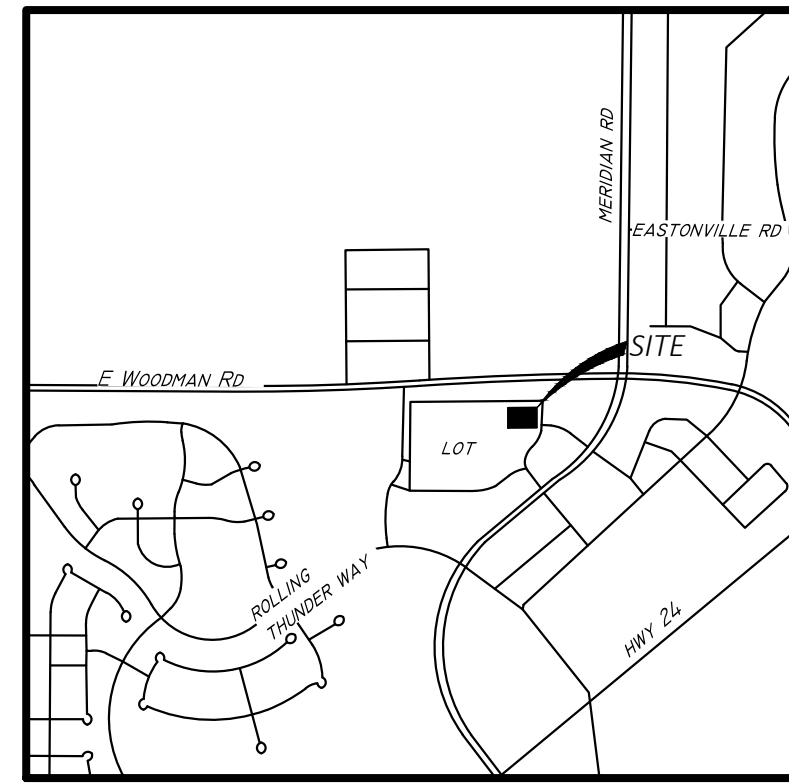
FUEL STATION #4335
 11550 MERIDIAN MARKET VIEW
 FALCON, CO



PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	5/10/2023
REVISION	REV-0

OVERALL SITE PLAN
 SHEET TITLE
 SHEET NUMBER

DRAWING LOCATION - P:\32000\32639\01DRAWINGS\DESIGN\WORKING\32639 OVERALL SPD.WG - SAVED BY - MDURBIN
 © 2023 CEI ENGINEERING ASSOCIATES, INC.



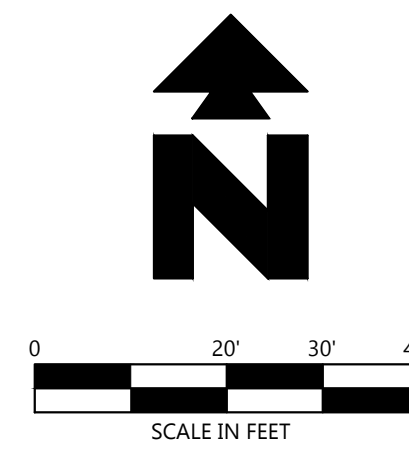
VICINITY MAP
NOT TO SCALE
LATITUDE: 38°56'23"N
LONGITUDE: 104°36'35"W

PROPOSED LEGEND

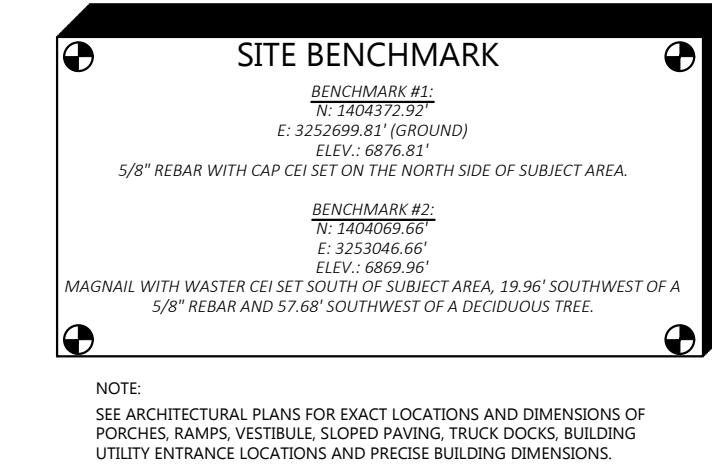
	PROPERTY / RIGHT-OF-WAY LINE
	CONCRETE CURB AND GUTTER TYPICAL, SEE DETAIL SHEETS
	BUILDING CONTROL POINT
	PROPOSED PARKING SPACES SWSL/4"
	PROPOSED LIGHTING (SEE PHOTOMETRIC PLAN)
	PROPOSED ARCHITECTURAL CONCRETE PAVING AND SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
	PROPOSED CONCRETE SIDEWALK, REF DETAIL SHEETS
	PROPOSED ASPHALT PAVING, REF DETAIL SHEETS
	PROPOSED ASPHALT PAVING, REF DETAIL SHEETS

STRIPE LEGEND

SWSL/4"	SINGLE WHITE SOLID LINE, 4" WIDE
YSYL/4"	SINGLE YELLOW SOLID LINE, 4" WIDE
DYSL/4"	DOUBLE YELLOW SOLID LINE, 4" WIDE
YSYL/10"	SINGLE YELLOW SOLID LINE, 10" WIDE
SWDL/4"	SINGLE WHITE BROKEN LINE, 4" WIDE
SYBL/4"	SINGLE YELLOW BROKEN LINE, 4" WIDE
SWSL/24"	SINGLE WHITE SOLID LINE, 24" WIDE



811
Know what's below.
Call before you dig.



EXISTING LEGEND

	BOUNDARY LINE
	ADJOINING BOUNDARY LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	GAS LINE
	WOOD FENCE LINE
	BREAK LINE
	SANITARY SEWER LINE
	STORM DRAINAGE PIPE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	BENCHMARK (BM)
	FOUND ALUMINUM CAP (AS NOTED)
	DRAINAGE MANHOLE (DMH)
	SEWER MANHOLE (SMH)
	ELECTRIC RISER
	TELEPHONE RISER
	FIBER OPTIC VAULT
	TRAFFIC SIGNAL VAULT
	ELECTRIC VAULT
	WATER VALVE
	TRAFFIC SIGN (TYPE OF SIGN)
	SEWER CLEAN OUT
	LIGHT POLE (1 LAMP)
	LIGHT POLE (4 LAMPS)
	TRAFFIC LIGHT (2 LAMPS)
	TREE (DECIDUOUS)
	TREE (EVERGREEN)
	RECORD BEARING & DISTANCE PER PLAT BK. 2007, PG. 18
	R/C/P REINFORCED CONCRETE PIPE
	RIGHT-OF-WAY
	CORRUGATED METAL PIPE
	DOUBLE POLE PYLON SIGN
	POLYVINYL CHLORIDE PIPE

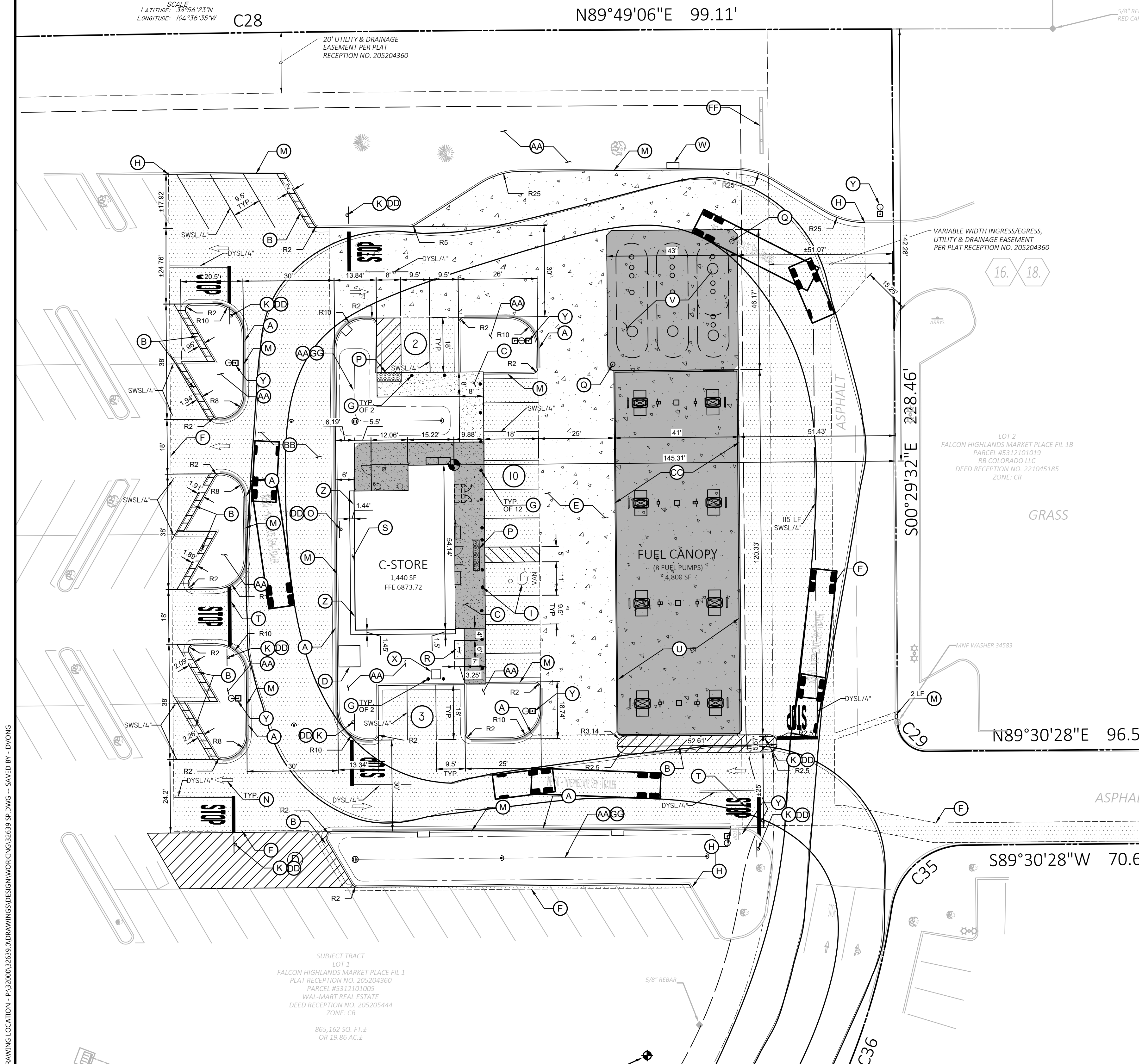
GENERAL SITE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING 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.
- 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'S FORCES 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.
- 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.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. IN THE EVENT OF A CONFLICT BETWEEN EXISTING BASE PLATE DIMENSIONS / ANCHOR BOLT PATTERNS AND PROPOSED TYPICAL LIGHTING POLE BASE DETAIL, CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR MODIFICATION OF PROPOSED TYPICAL LIGHTING POLE BASE DETAIL.
- ENGINEER'S NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- IF PROJECT PROPOSES RELOCATING / REUSING EXISTING LIGHT POLES AND FIXTURES, CONTRACTOR SHALL CONFIRM EXISTING BASE PLATE DIMENSIONS AND ANCHOR BOLT PATTERNS MATCH PROPOSED TYPICAL LIGHTING POLE BASE DETAIL PRIOR TO INSTALLATION. IN THE EVENT OF A CONFLICT BETWEEN EXISTING BASE PLATE DIMENSIONS / ANCHOR BOLT PATTERNS AND PROPOSED TYPICAL LIGHTING POLE BASE DETAIL, CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR MODIFICATION OF PROPOSED TYPICAL LIGHTING POLE BASE DETAIL.

SITE KEYNOTES

- 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEETS
- AREA STRIPED AT SYSL/4" AT 45' @ 2'-0" O.C.
- CONCRETE SIDEWALK, SEE DETAIL SHEETS
- TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS)
- STANDARD DUTY CONCRETE PAVING, REF DETAIL SHEETS
- SAWCUT, SEE DETAIL SHEETS
- PIPE BOLLARD, SEE ARCH. PLANS
- TAPER CURB TO MATCH EXISTING
- ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL. ("VAN" INDICATES VAN ACCESSIBLE SPACE)
- NOT USED.
- "STOP" SIGN, DIMENSIONS 30"x30". SEE DETAIL SHEET.
- NOT USED.
- TYPICAL CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEETS.
- ARROW PAVEMENT MARKINGS TYPICAL. SEE PLAN FOR TYPE, SEE DETAIL SHEETS.
- "NO PARKING FIRE LANE" SIGN, DIMENSIONS 24"x30". SEE DETAIL SHEETS.
- INSTALL DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AS SHOWN AND 3'-0" DEPTH. WARNING SURFACES SHALL CONFORM TO STATE AND FEDERAL REQUIREMENTS.
- MONITORING WELL, SEE ARCH / MEP PLANS.
- SHORT TERM BIKE STORAGE, CYCLESAFE "U" RACK (ACCOMMODATES 2 BICYCLES), OR APPROVED EQUAL. SEE DETAIL SHEET.
- 18" DRYSCAPE, REF LANDSCAPE PLANS.
- STOP PAVEMENT MARKING. SEE DETAIL SHEETS.
- CANOPY, SEE ARCH PLANS
- UNDERGROUND STORAGE TANK, SEE ARCH PLANS.
- UNDERGROUND STORAGE TANK VENTS, SEE ARCH PLANS.
- AIR STATION, SEE ARCH. PLANS
- LIGHTING POLE BASE AND FIXTURE, REF. PHOTOMETRIC PLANS FOR LIGHT FIXTURE INFORMATION. REF. DETAIL SHEET FOR TYPICAL LIGHTING POLE BASE DETAIL.
- DOWN SPOUTS, DISCHARGE AT GRADE, SEE ARCH PLANS.
- LANDSCAPE AREA, SEE LANDSCAPE PLANS.
- STANDARD DUTY ASPHALT PAVING, SEE DETAIL SHEETS.
- LIMITS OF FUEL CANOPY CONCRETE SLAB, SEE ARCH. PLANS.
- SIGN BASE, SEE DETAIL SHEETS.
- NOT USED.
- EXISTING MONUMENT SIGN FOR OVERALL DEVELOPMENT.
- DETENTION POND.

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.



SUBJECT TRACT
LOT 1
FALCON HIGHLANDS MARKET PLACE PL 18
PLAT RECEPTION NO. 205204360
PARCEL #S12101019
WAL-MART REAL ESTATE
DEED RECEPTION NO. 205205444
ZONE: CR
865,162 SQ. FT.
OR 19.86 AC.±

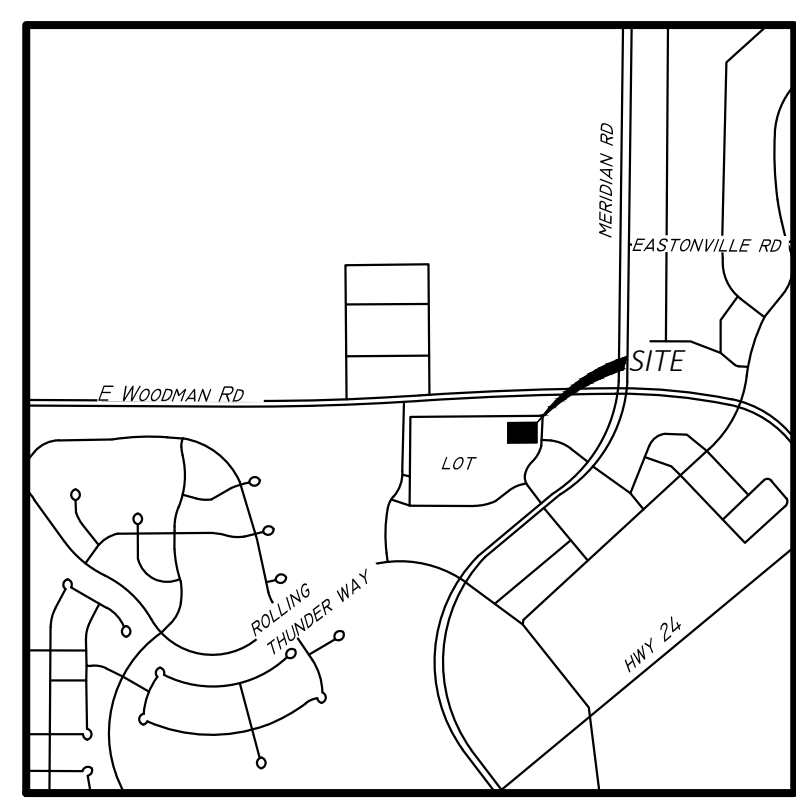
DRAWING LOCATION: P:\32000\2529\00\DRAWINGS\DESIGN\WORKING\2529 5P.DWG -- SAVED BY: DVONG

FUEL STATION #4335
11550 MERIDIAN MARKET VIEW
FALCON, CO



PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	5/12/2023
REVISION	REV-0

SITE PLAN
SHEET TITLE
SHEET NUMBER

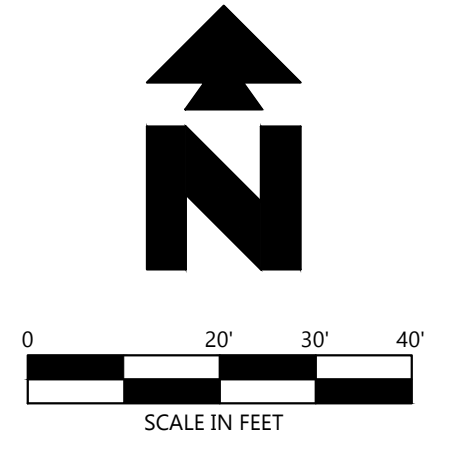


VICINITY MAP
NOT TO SCALE

LATITUDE: 38°56'23"N
LONGITUDE: 104°36'35"W

PROPOSED LEGEND

	PROPERTY / RIGHT-OF-WAY LINE
	CONCRETE CURB AND GUTTER TYPICAL, SEE DETAIL SHEETS
	BUILDING CONTROL POINT
	PROPOSED PARKING SPACES SWSL4*
	PROPOSED LIGHTING (SEE PHOTOMETRIC PLAN)
	PROPOSED CONCRETE PAVING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
	PROPOSED CONCRETE PAVING (CIVIL RESPONSIBILITY)
	PROPOSED ASPHALT PAVING



SITE BENCHMARK

BENCHMARK #1	N: 760272.50'
E: 332099.81' (GROUND)	ELEV: 6876.81'
5/8" REBAR WITH CAP CEI SET ON THE NORTH SIDE OF SUBJECT AREA.	
BENCHMARK #2	N: 760207.50'
E: 323046.66'	ELEV: 6869.90'
MAGNOL WITH WASTER CEI SET SOUTH OF SUBJECT AREA, 28.96' SOUTHWEST OF A 5/8" REBAR AND 57.66' SOUTHWEST OF A DECIDUOUS TREE.	

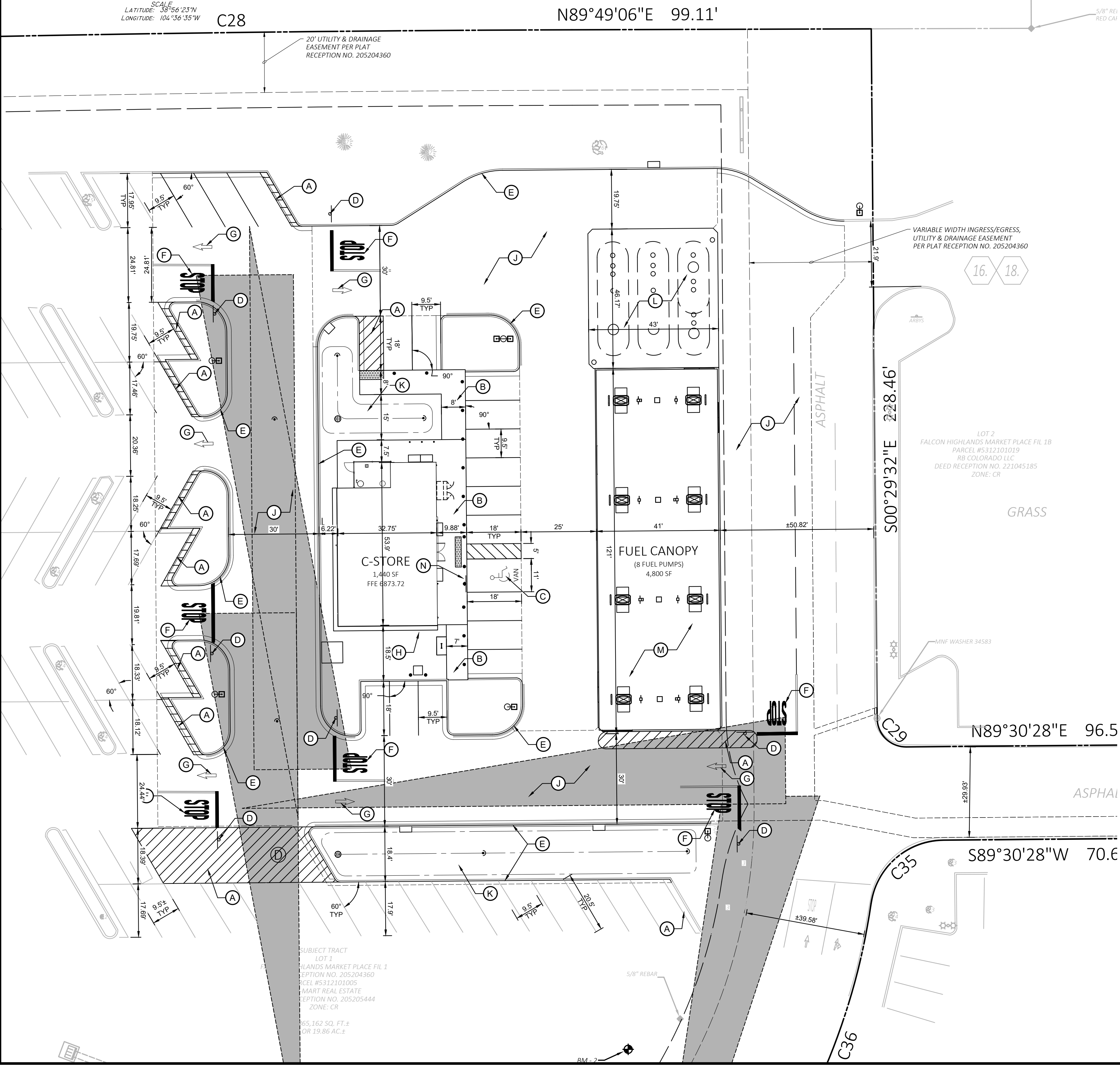
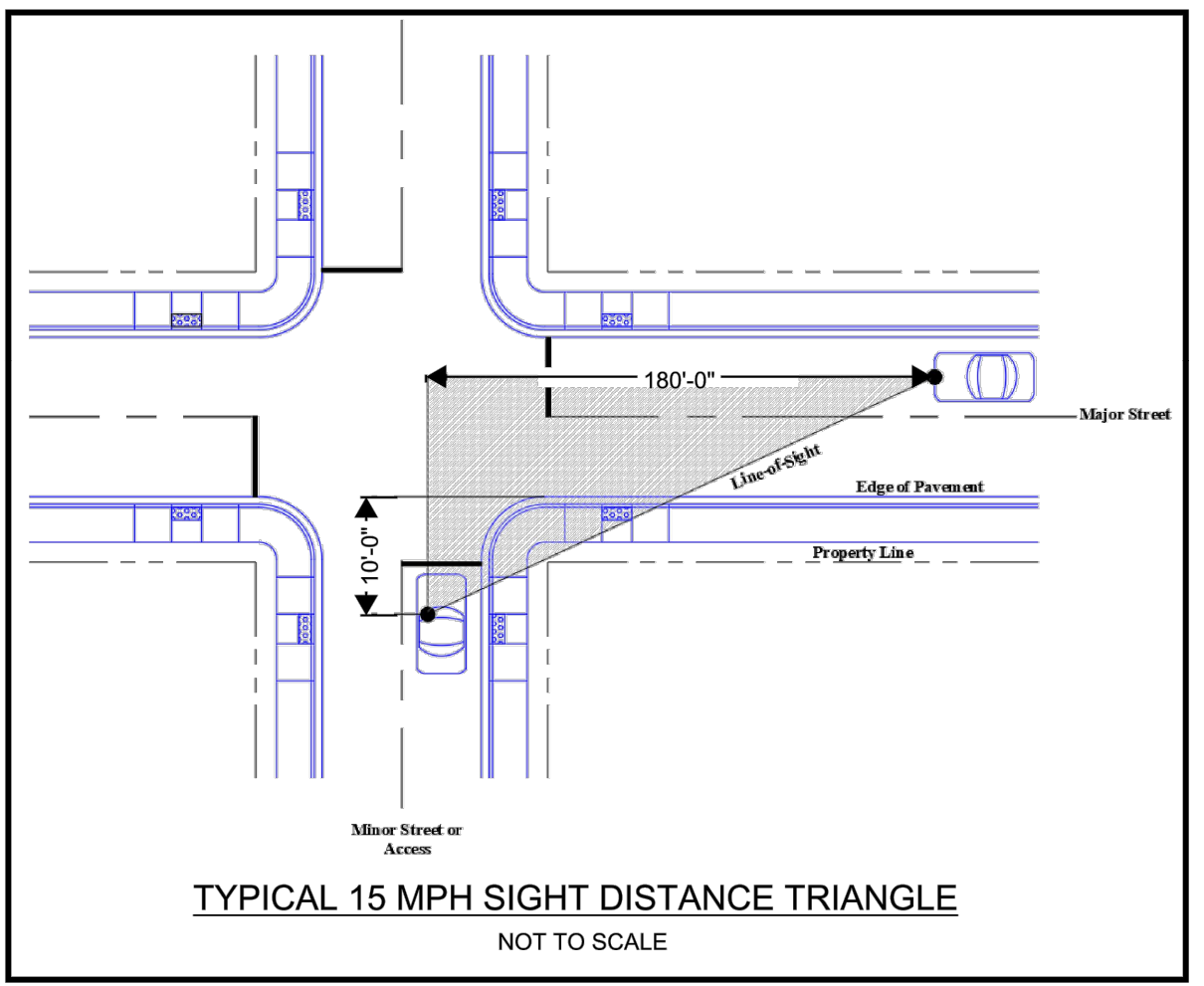
NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

EXISTING LEGEND

	BOUNDARY LINE
	ADJOINING BOUNDARY LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	GAS LINE
	WOOD FENCE LINE
	BREAK LINE
	SANITARY SEWER LINE
	STORM DRAINAGE PIPE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	BENCHMARK (BM)
	FOUND ALUMINUM CAP (AS NOTED)
	DRAINAGE MANHOLE (DMH)
	SEWER MANHOLE (SMH)
	ELECTRIC RISER
	TELEPHONE RISER
	FIBER OPTIC VAULT
	TRAFFIC SIGNAL VAULT
	ELECTRIC VAULT
	WATER VALVE
	TRAFFIC SIGN (TYPE OF SIGN)
	SEWER CLEAN OUT
	LIGHT POLE (1 LAMP)
	LIGHT POLE (4 LAMPS)
	TRAFFIC LIGHT (2 LAMPS)
	TREE (DECIDUOUS)
	TREE (EVERGREEN)
	RECORD BEARING & DISTANCE PER PLAT BK. 2007, PG. 18
	RCP
	R/W
	CMP
	DOUBLE POLE PYLON SIGN
	POLYVINYL CHLORIDE PIPE

PARKING LOT KEYNOTES

- A FOUR (4) INCH WIDE TRAFFIC YELLOW STRIPES AT 45 DEG AT TWO (2) FOOT ON CENTER
- B CONCRETE SIDEWALK
- C ACCESSIBLE PARKING SPACE
- D 30"x30" "STOP" SIGN
- E 24" CONCRETE CURB AND GUTTER
- F STOP PAVEMENT MARKING
- G TRAFFIC FLOW MARKING
- H BIKE PARKING
- J STANDARD DUTY ASPHALT PAVING
- K DETENTION POND
- L UNDERGROUND STORAGE TANK CONCRETE SLAB
- M FUEL CANOPY CONCRETE SLAB
- N ACCESSIBLE PARKING SIGN



ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

FUEL STATION #4335
11550 MERIDIAN MARKET VIEW
FALCON, CO

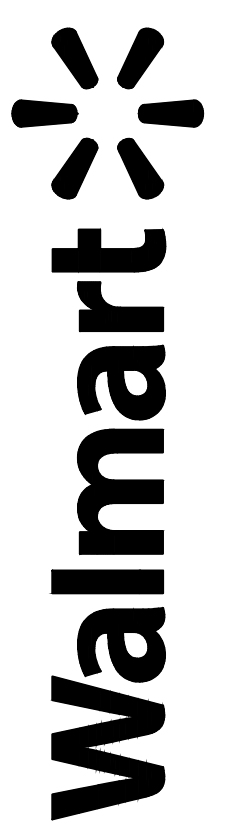


PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	5/10/2023
REVISION	REV-0

PARKING LOT PLAN
SHEET TITLE
SHEET NUMBER

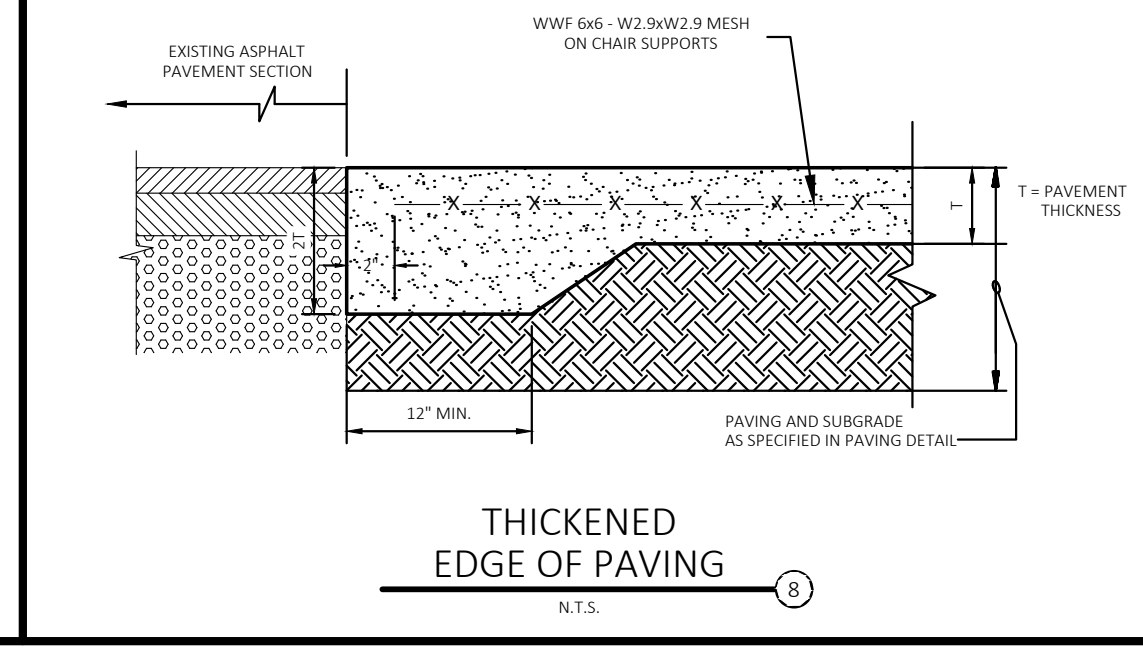
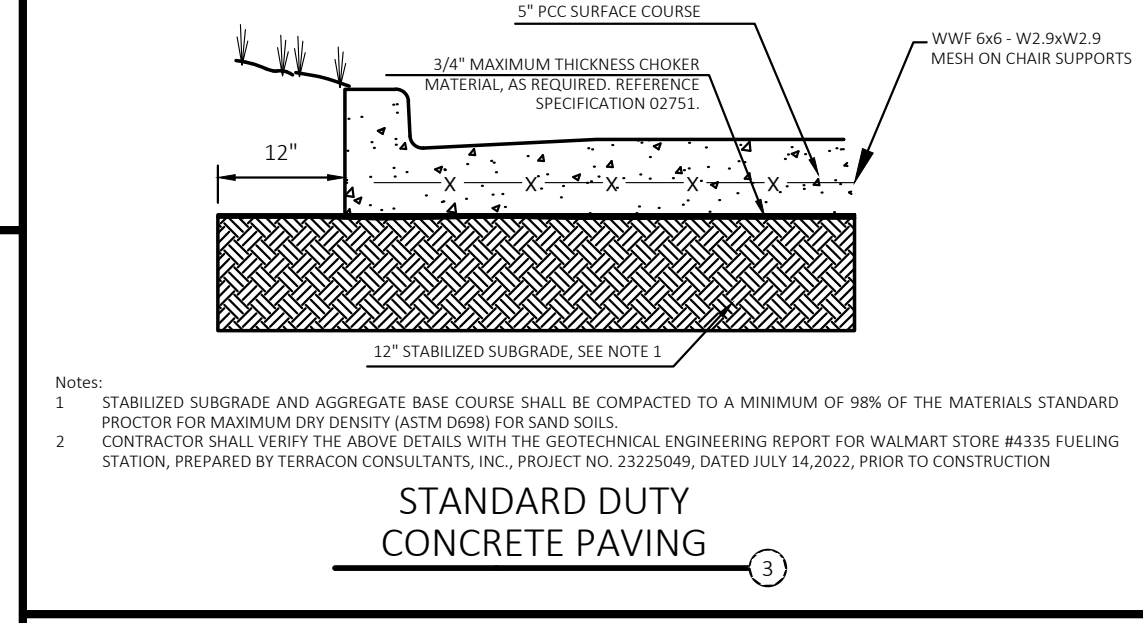
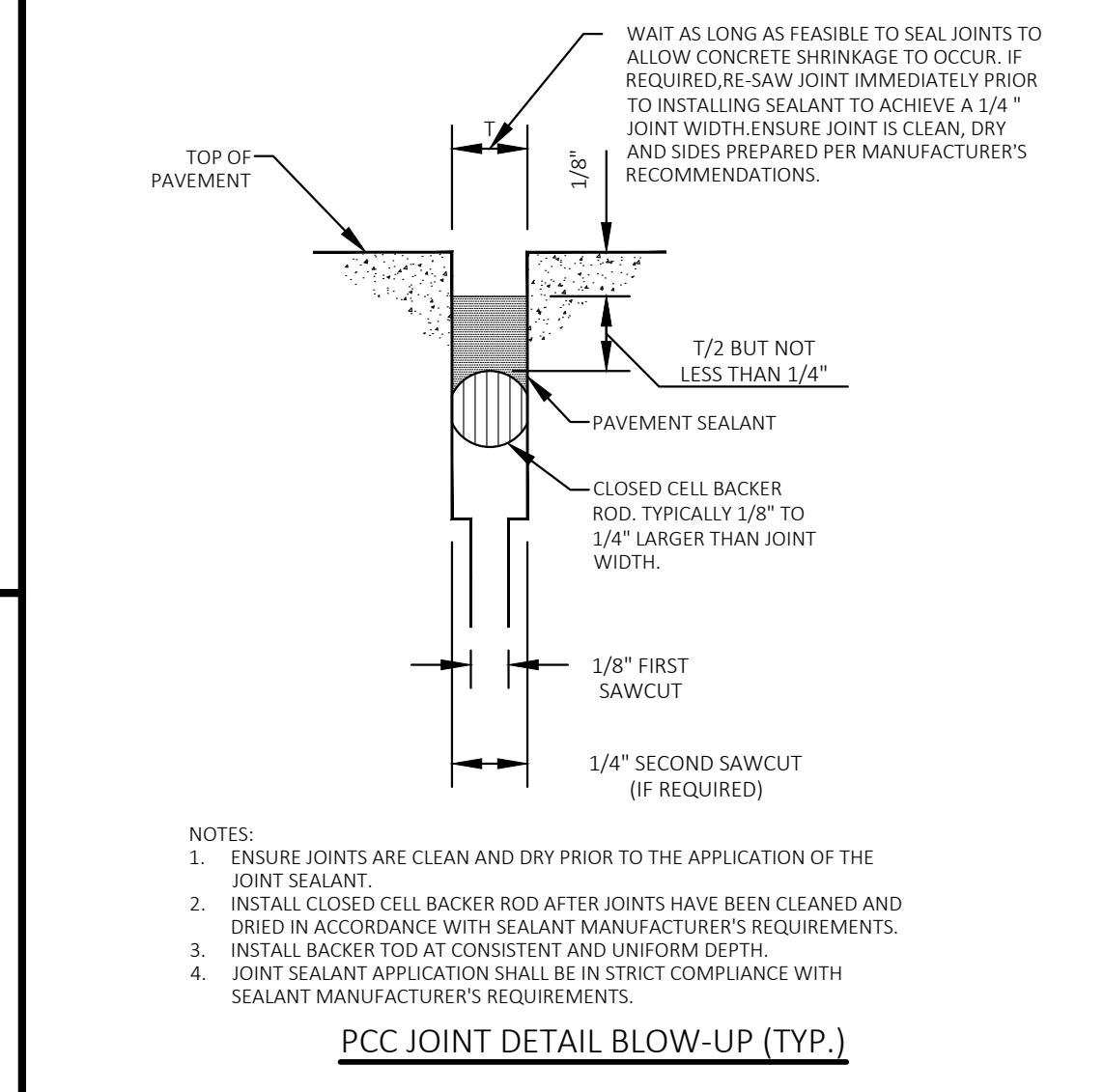
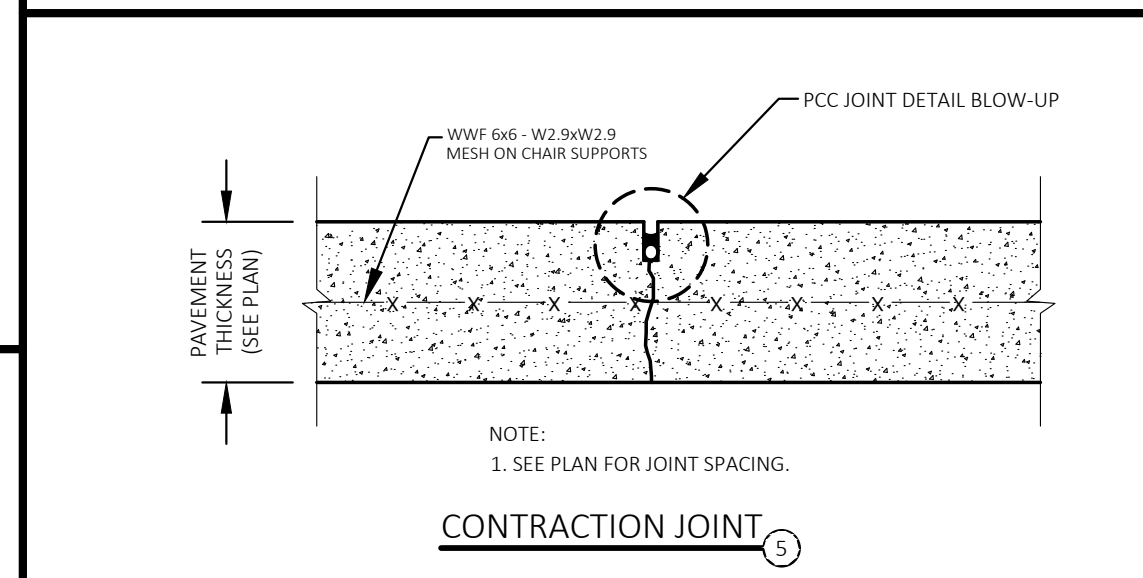
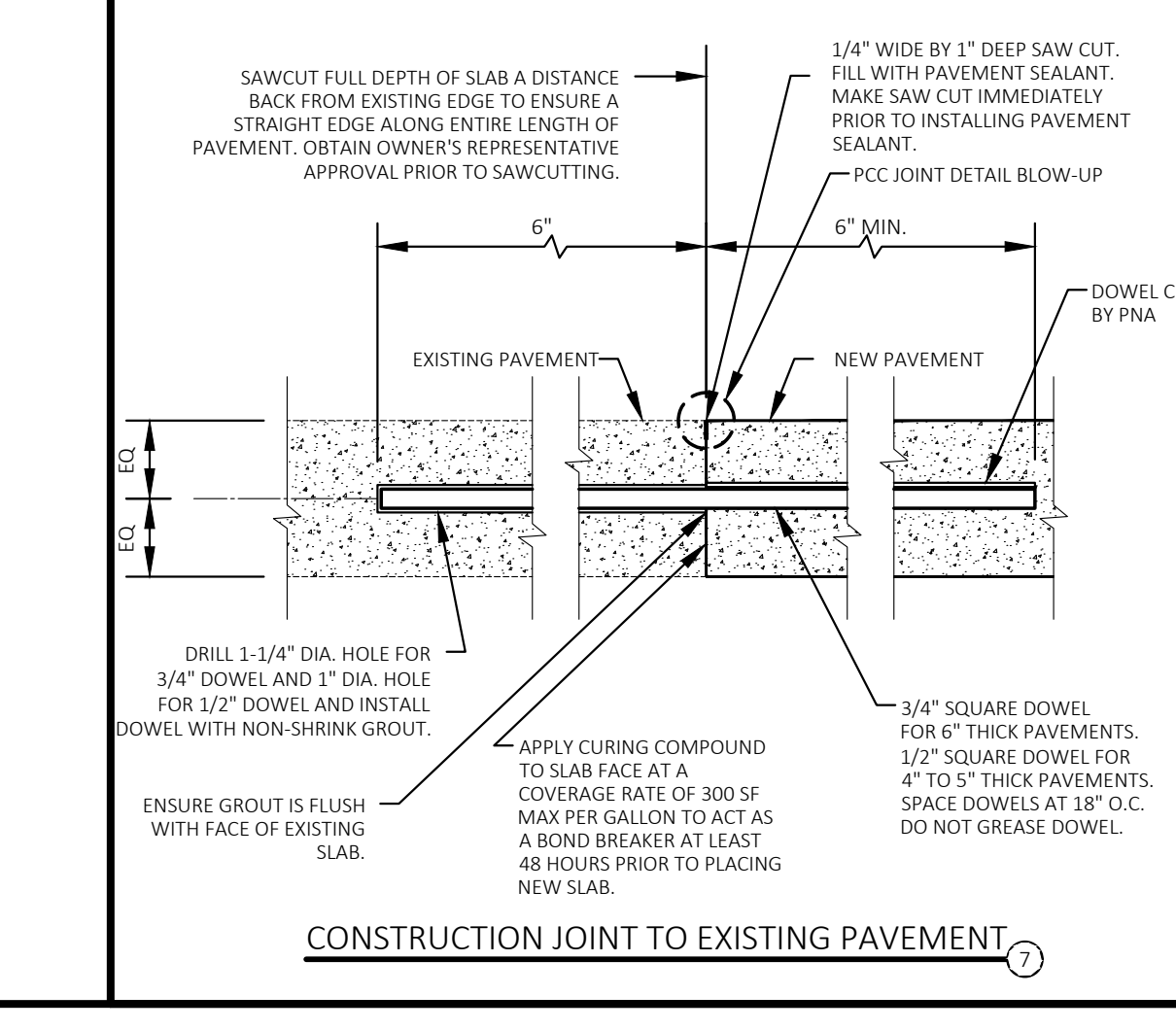
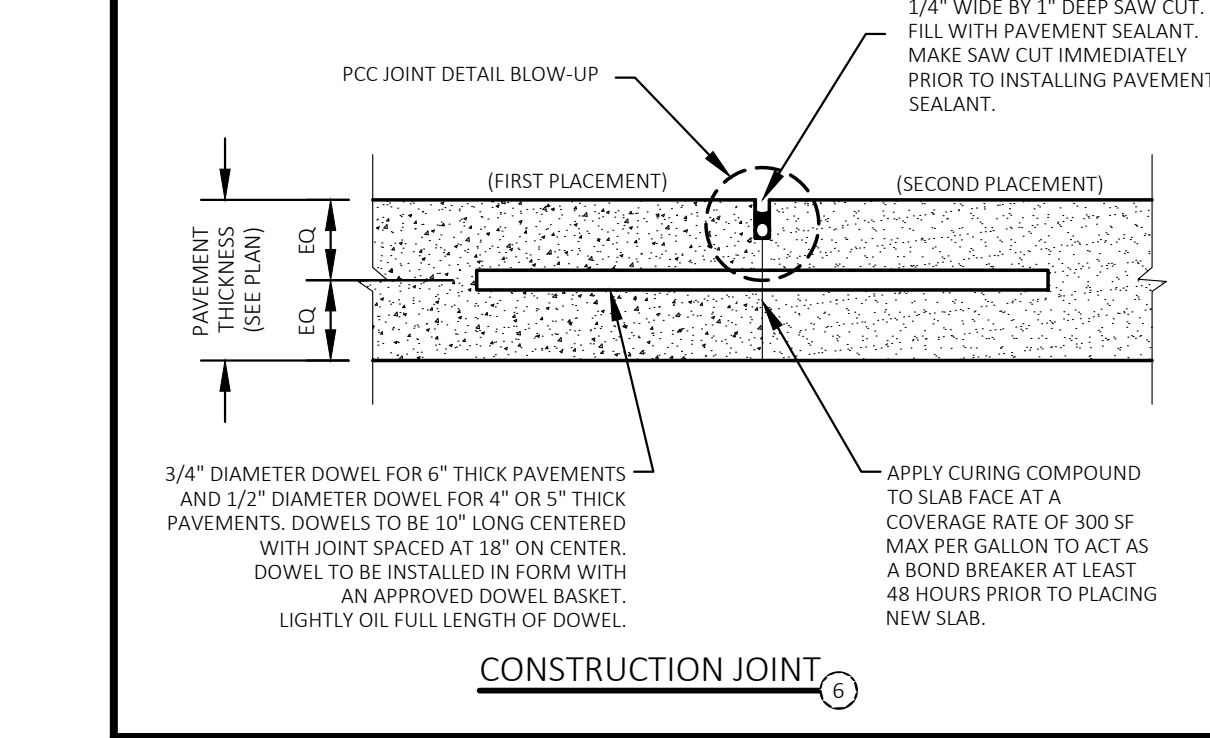
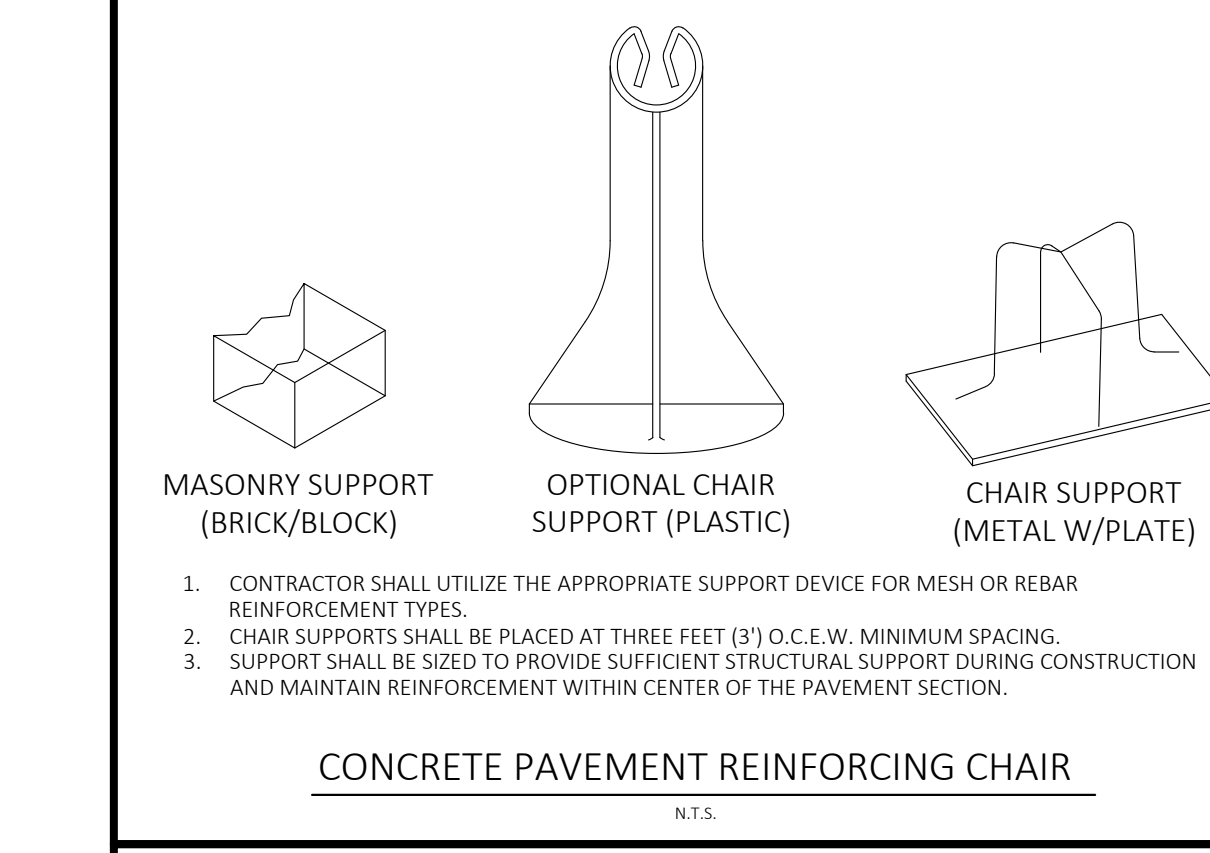
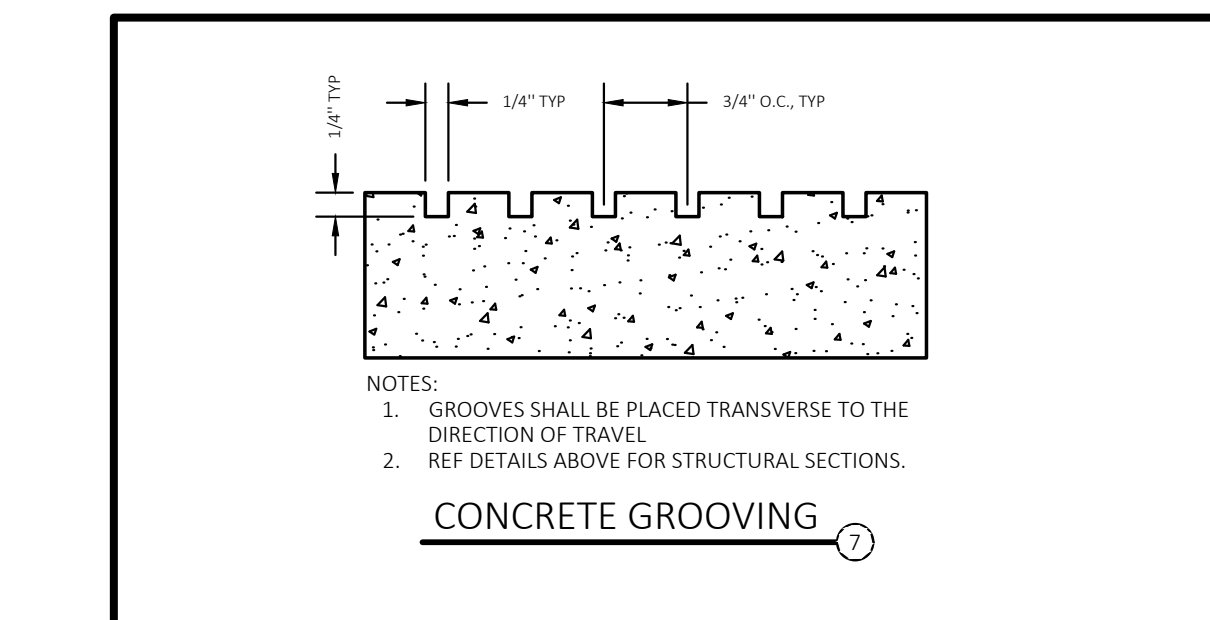
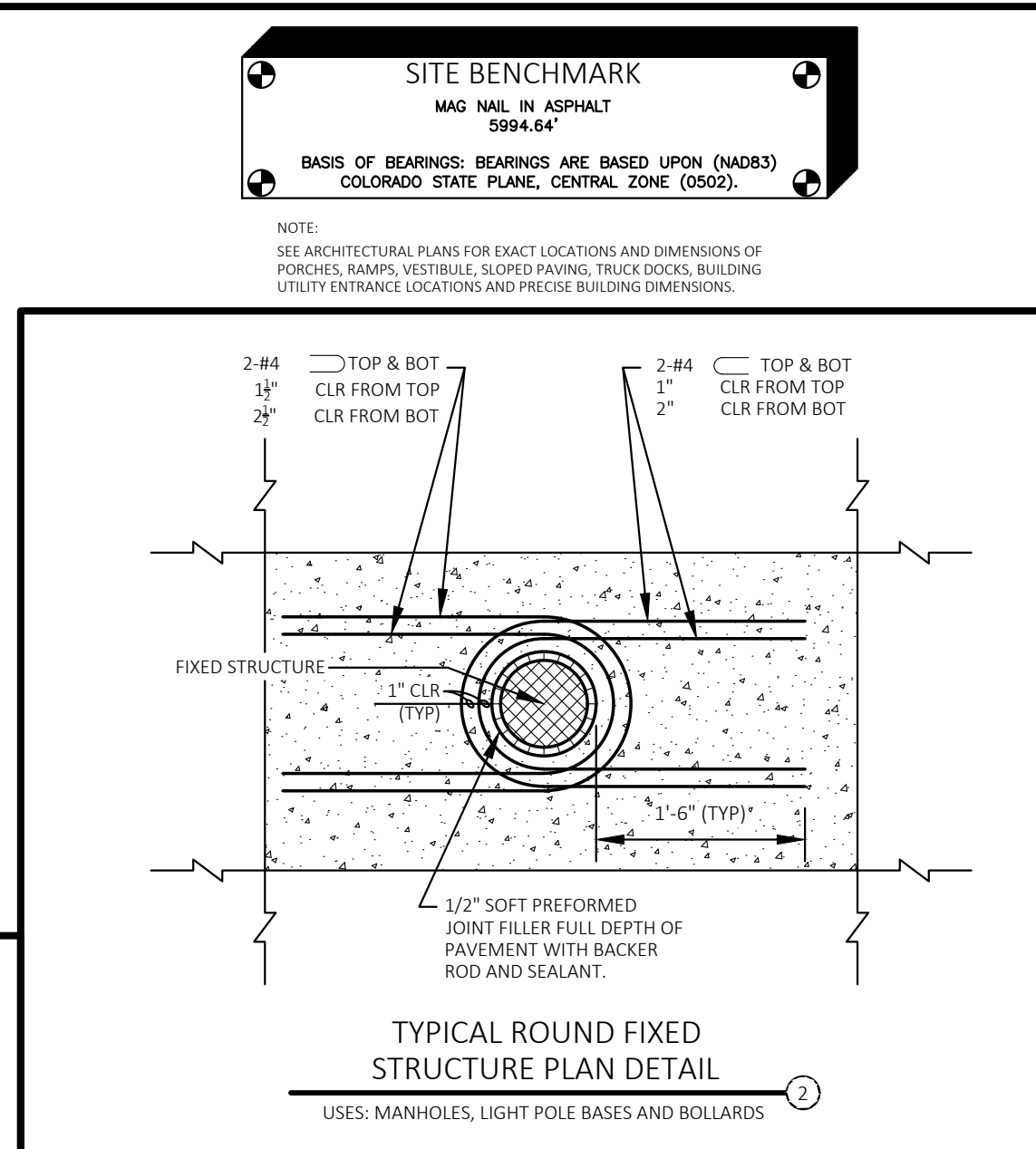
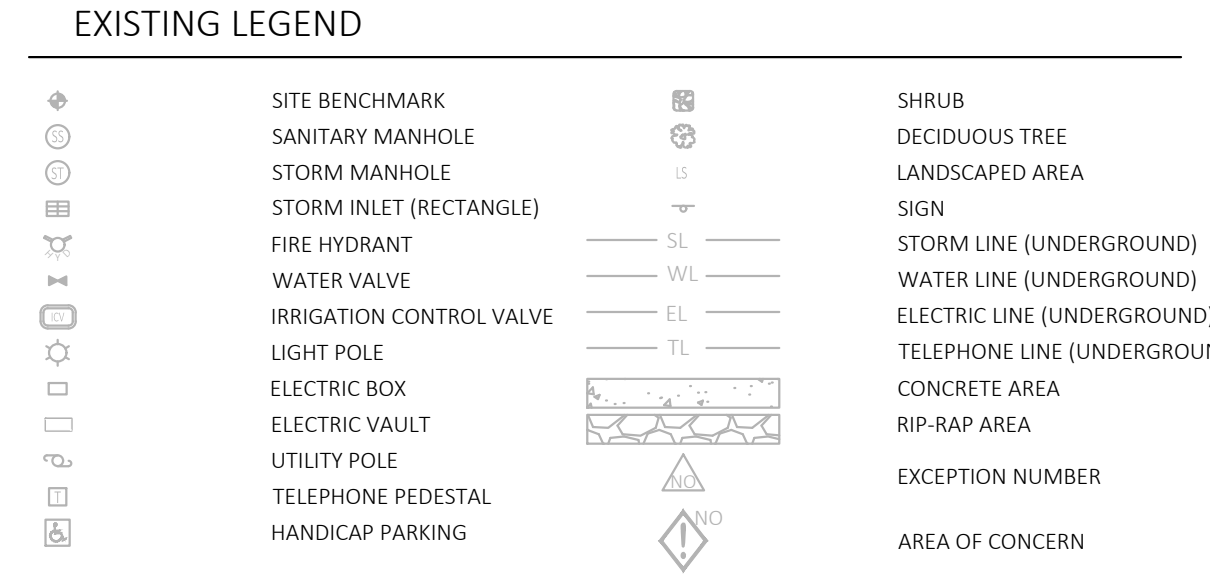
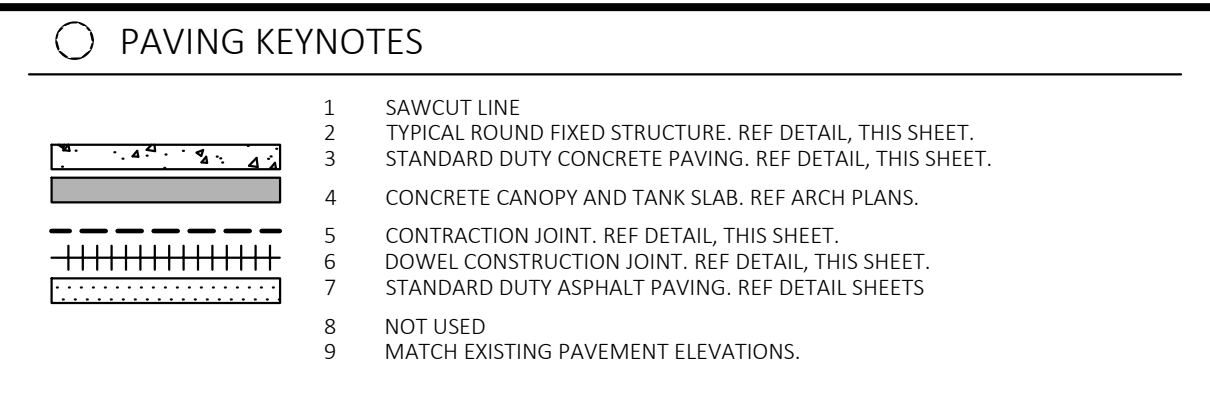
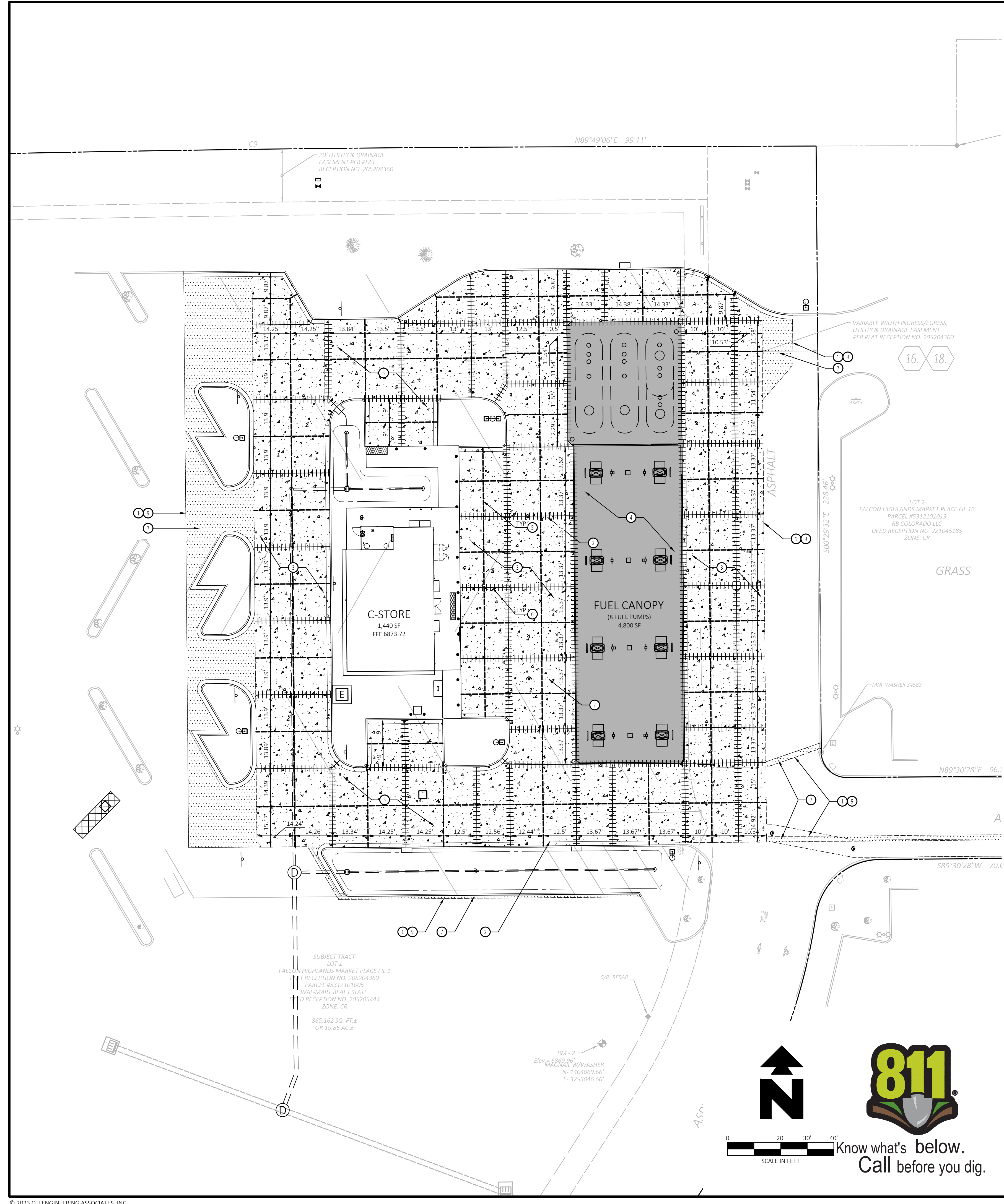
REVISION		
NO.	DESCRIPTION	DATE
REV-X		00/00/0000

FUEL STATION #4335
11550 MERIDIAN MARKET VIEW
FALCON, CO



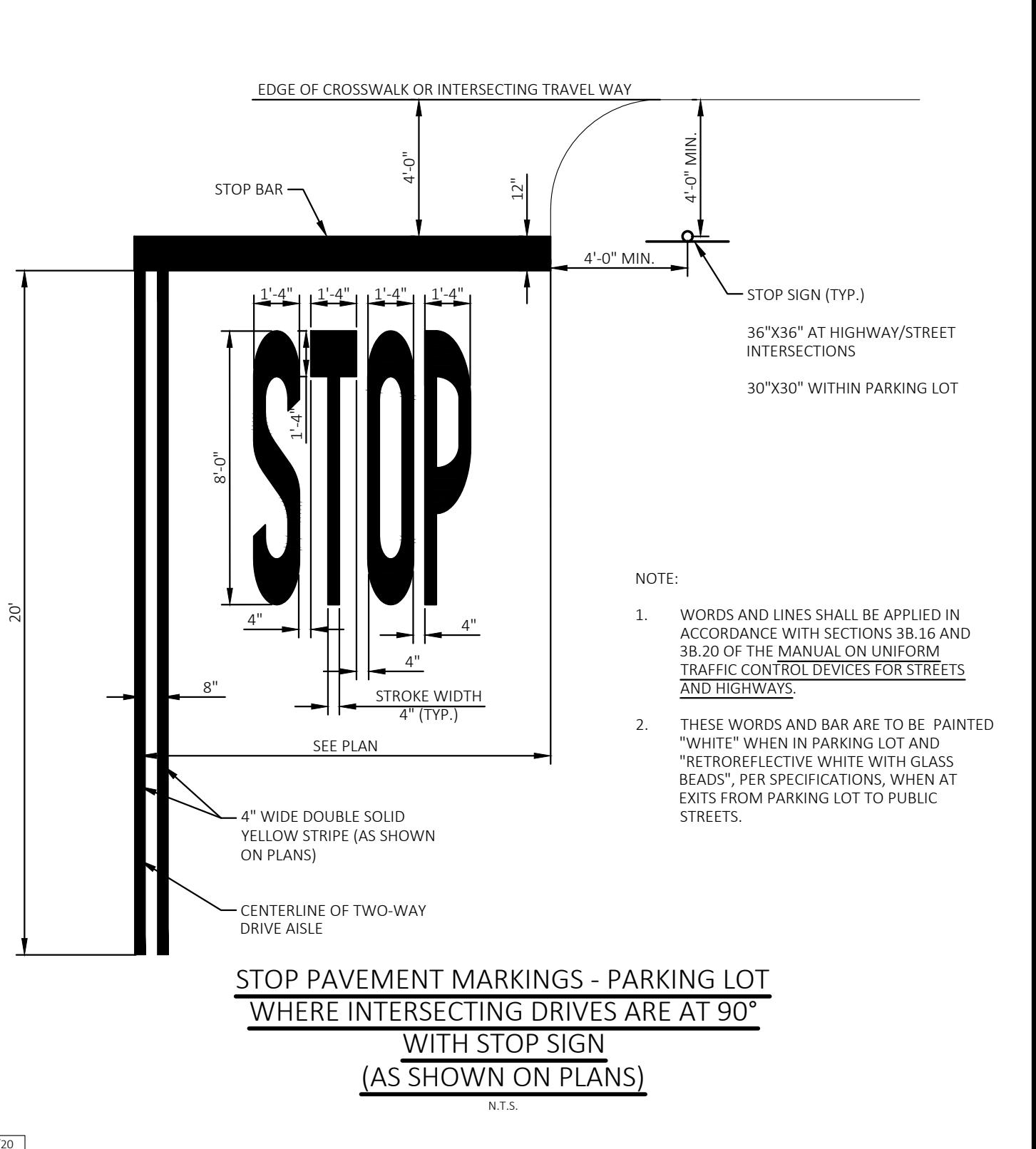
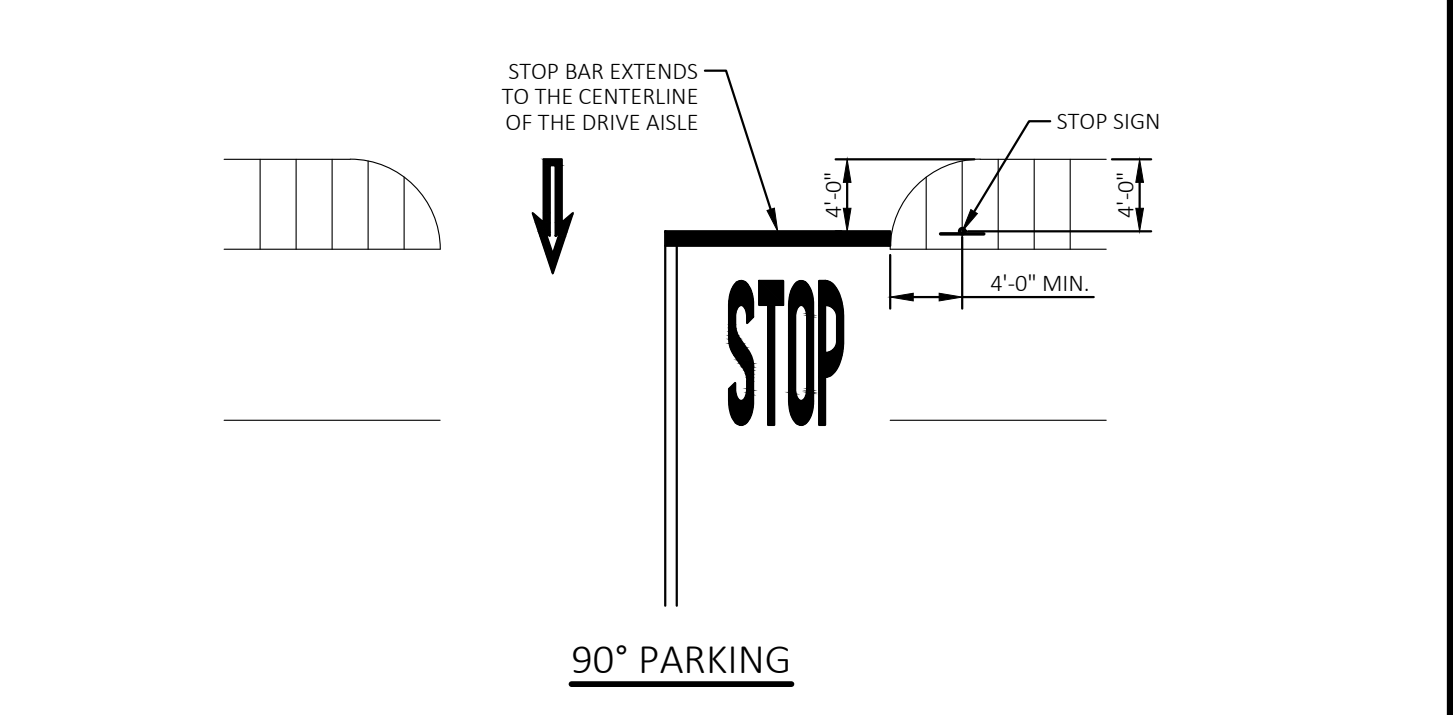
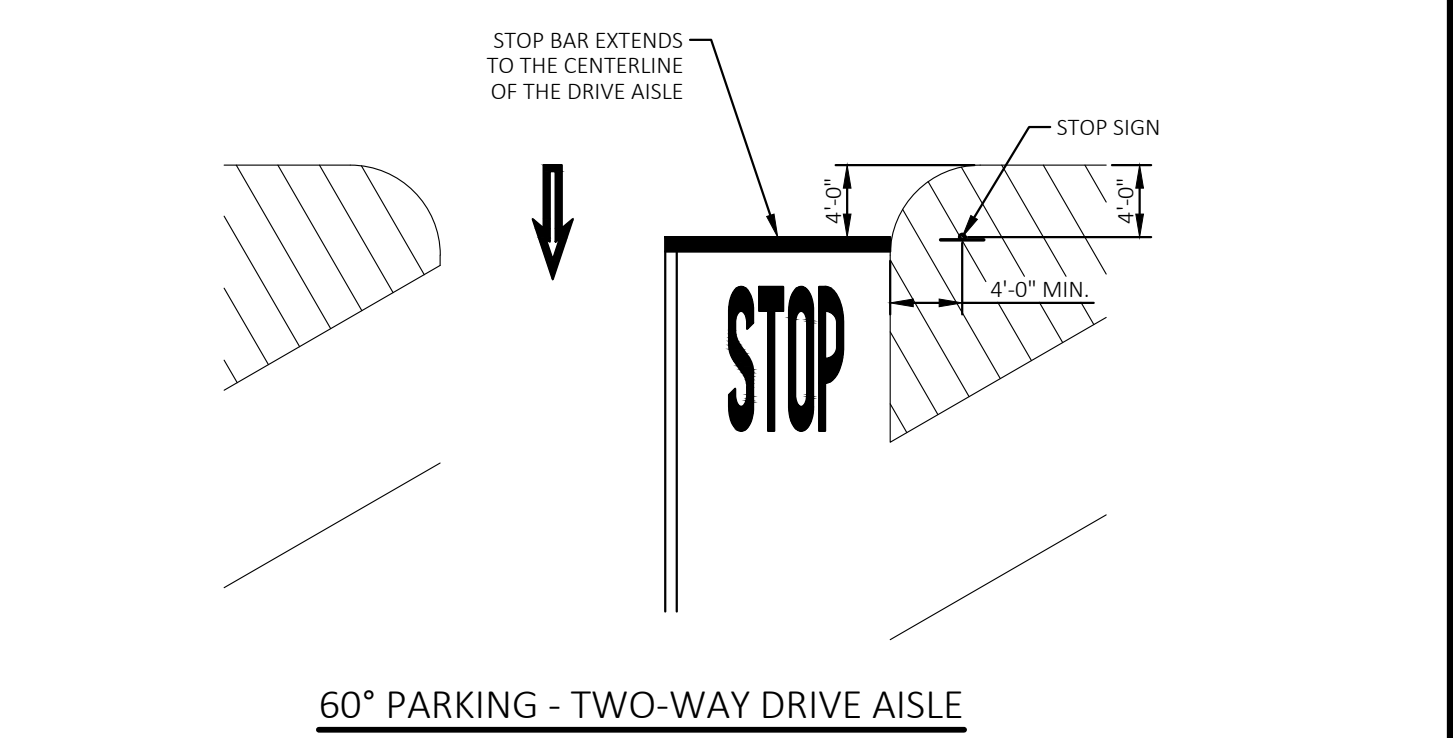
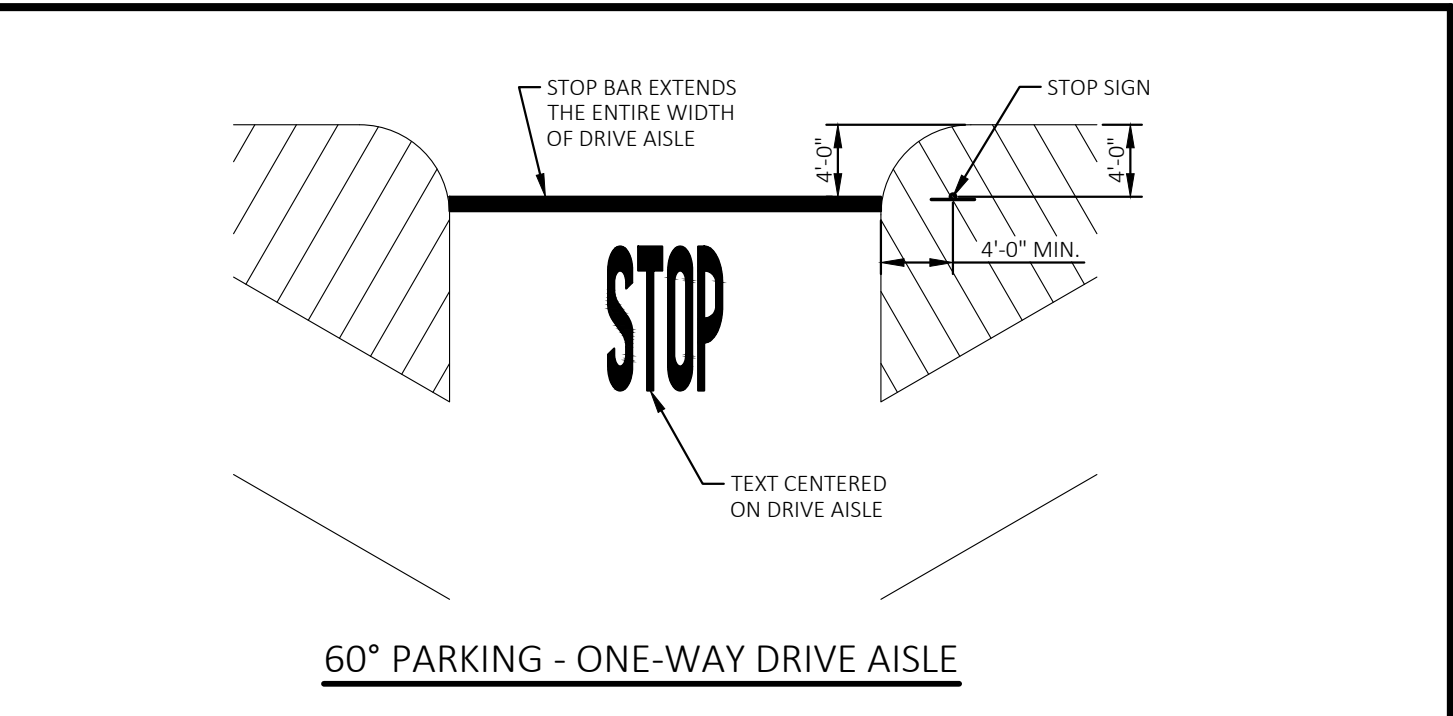
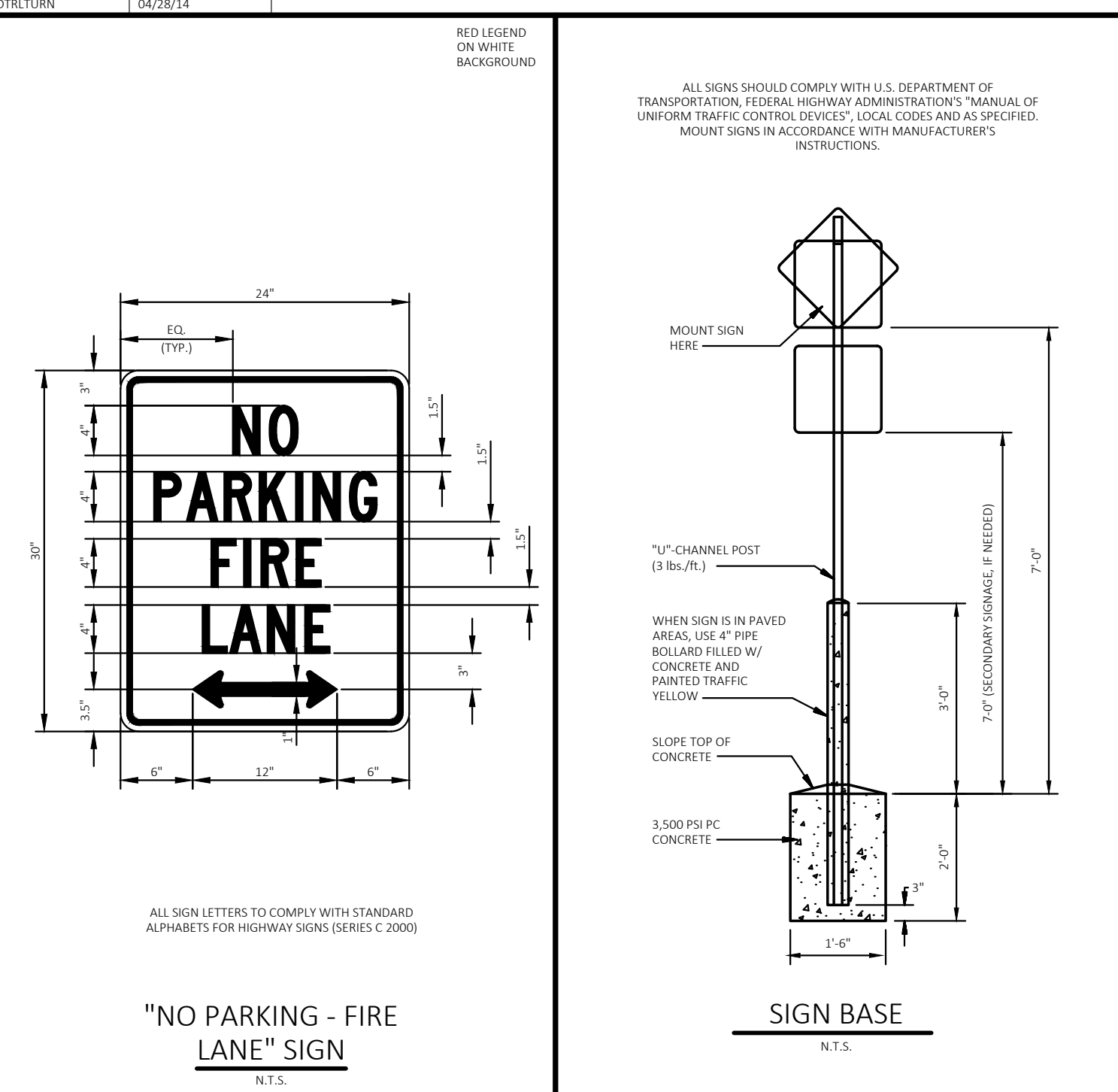
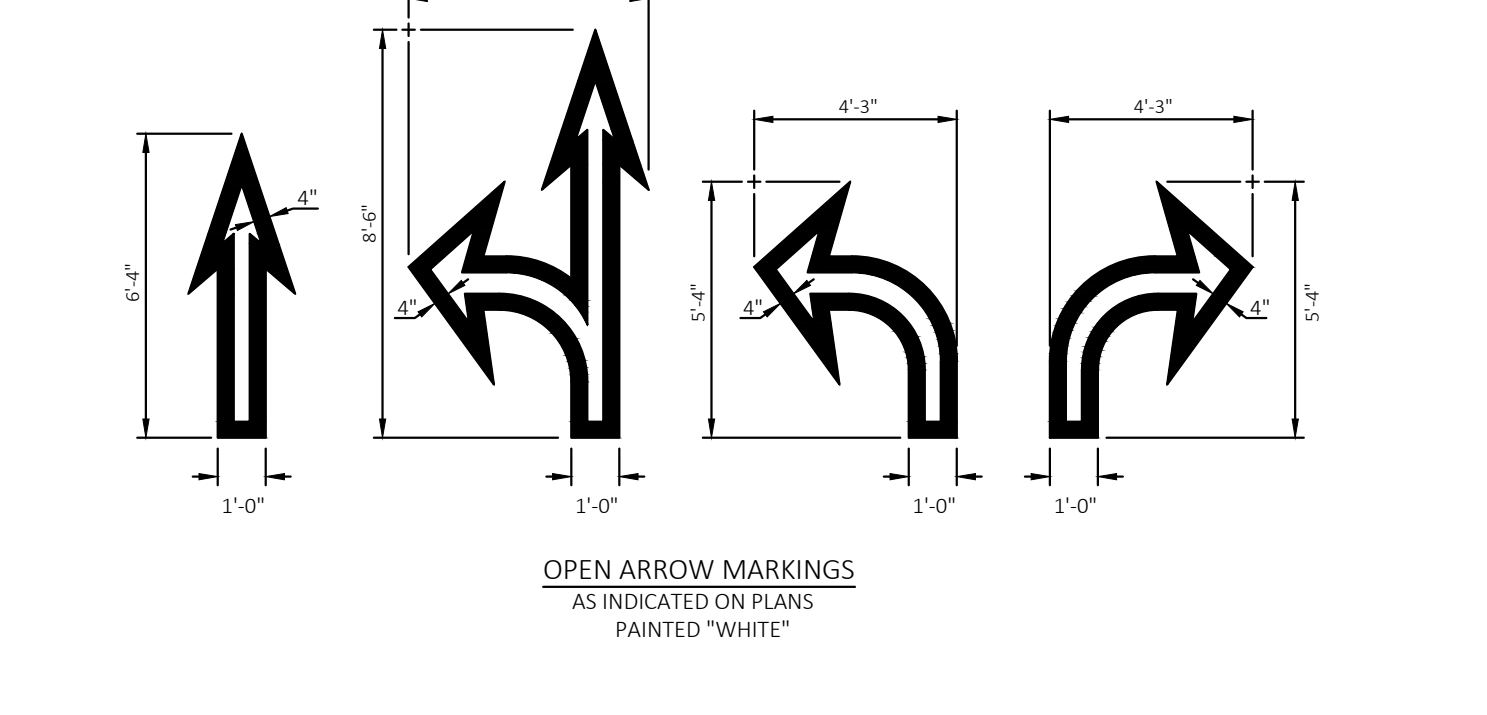
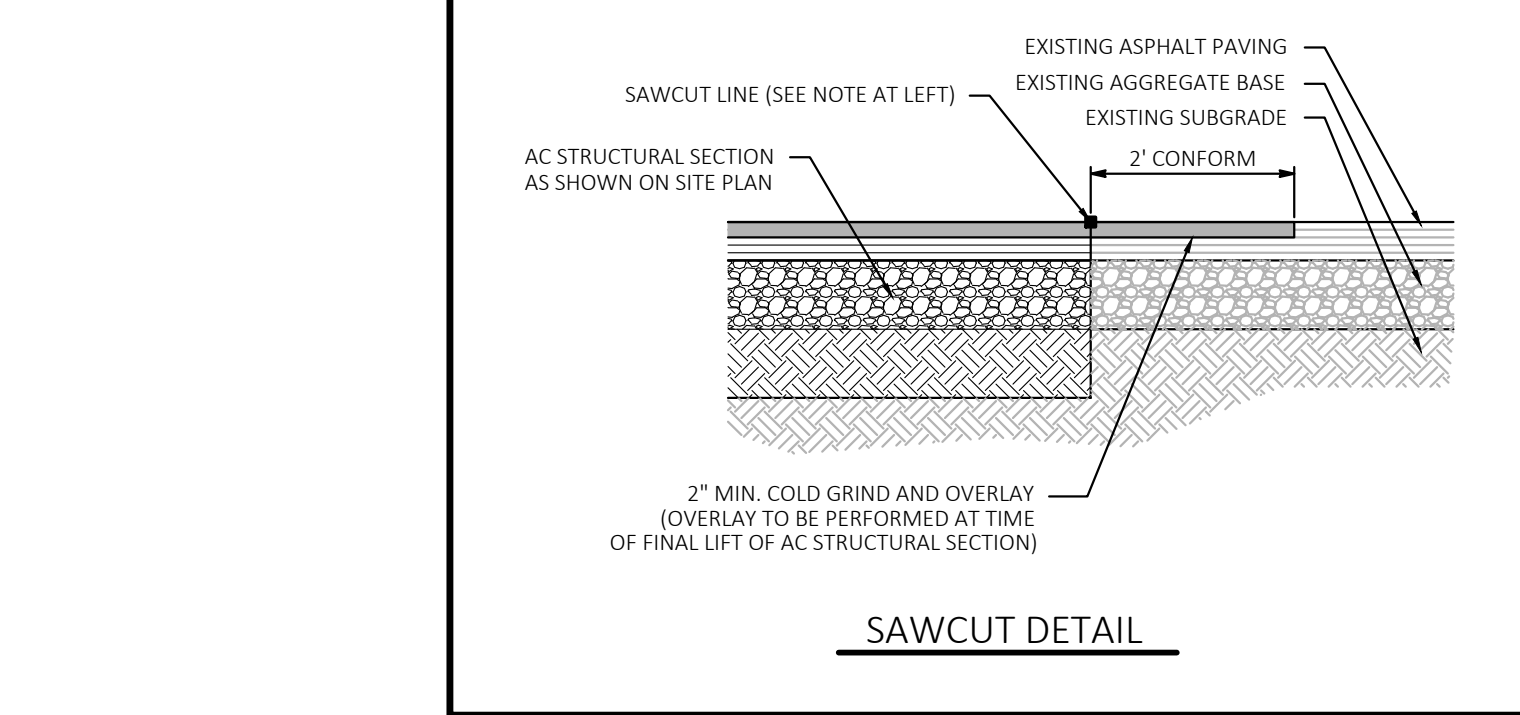
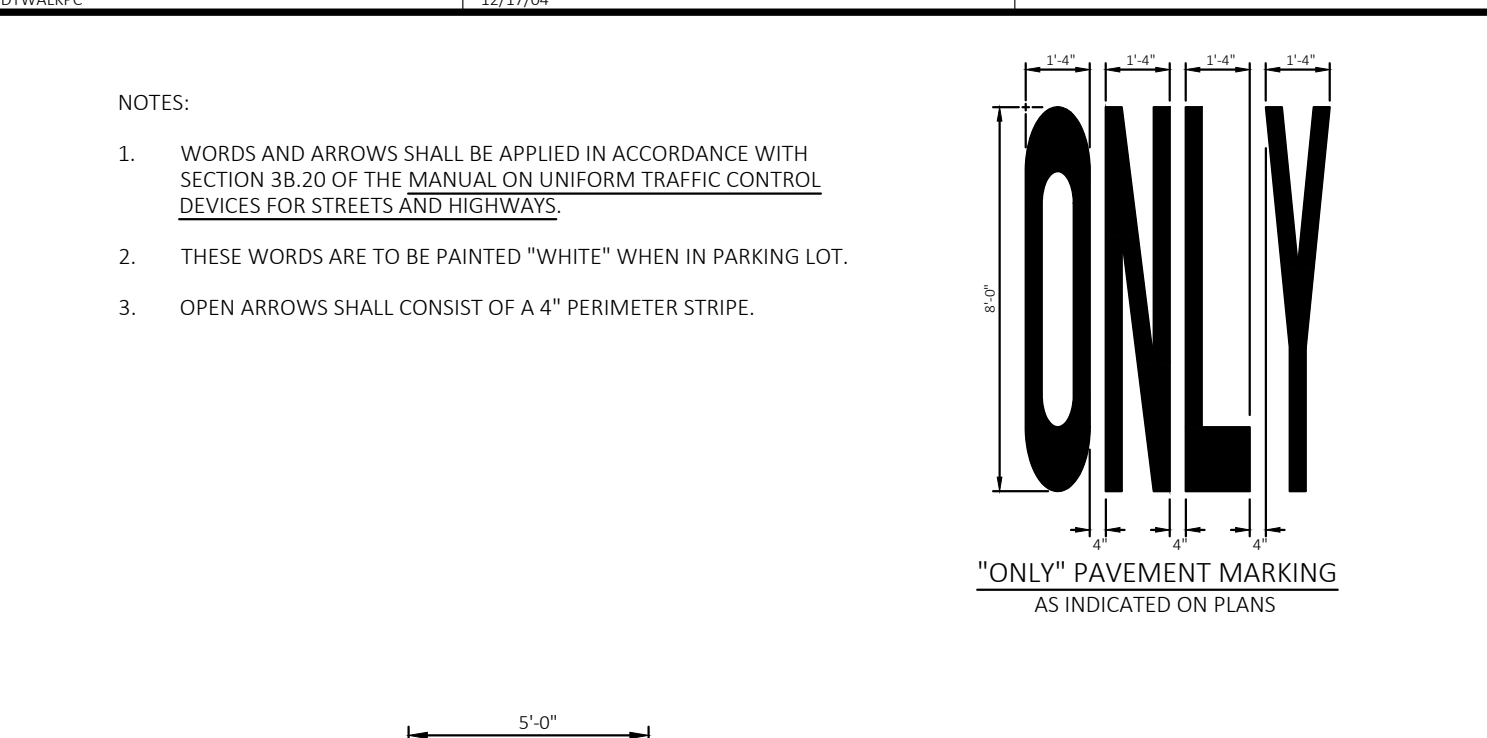
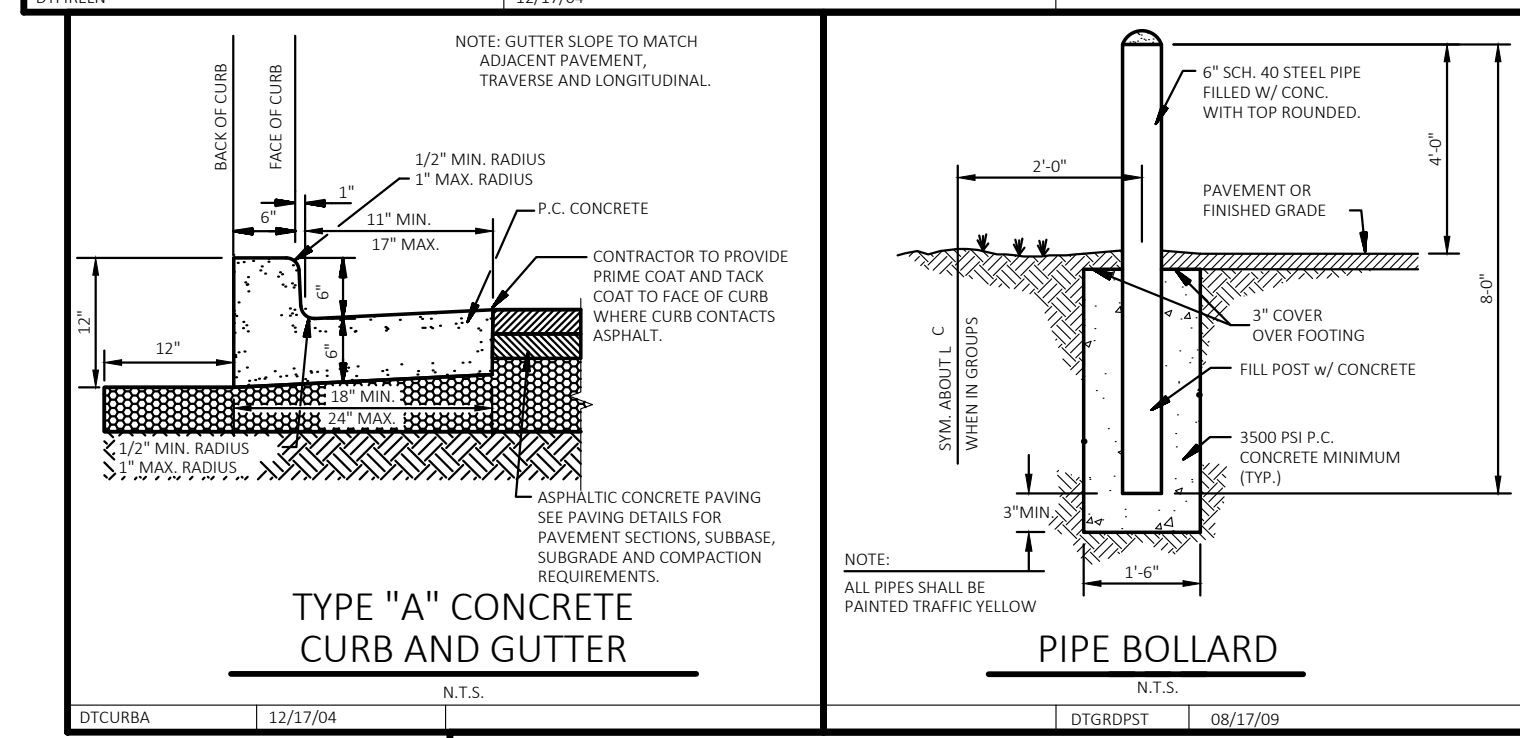
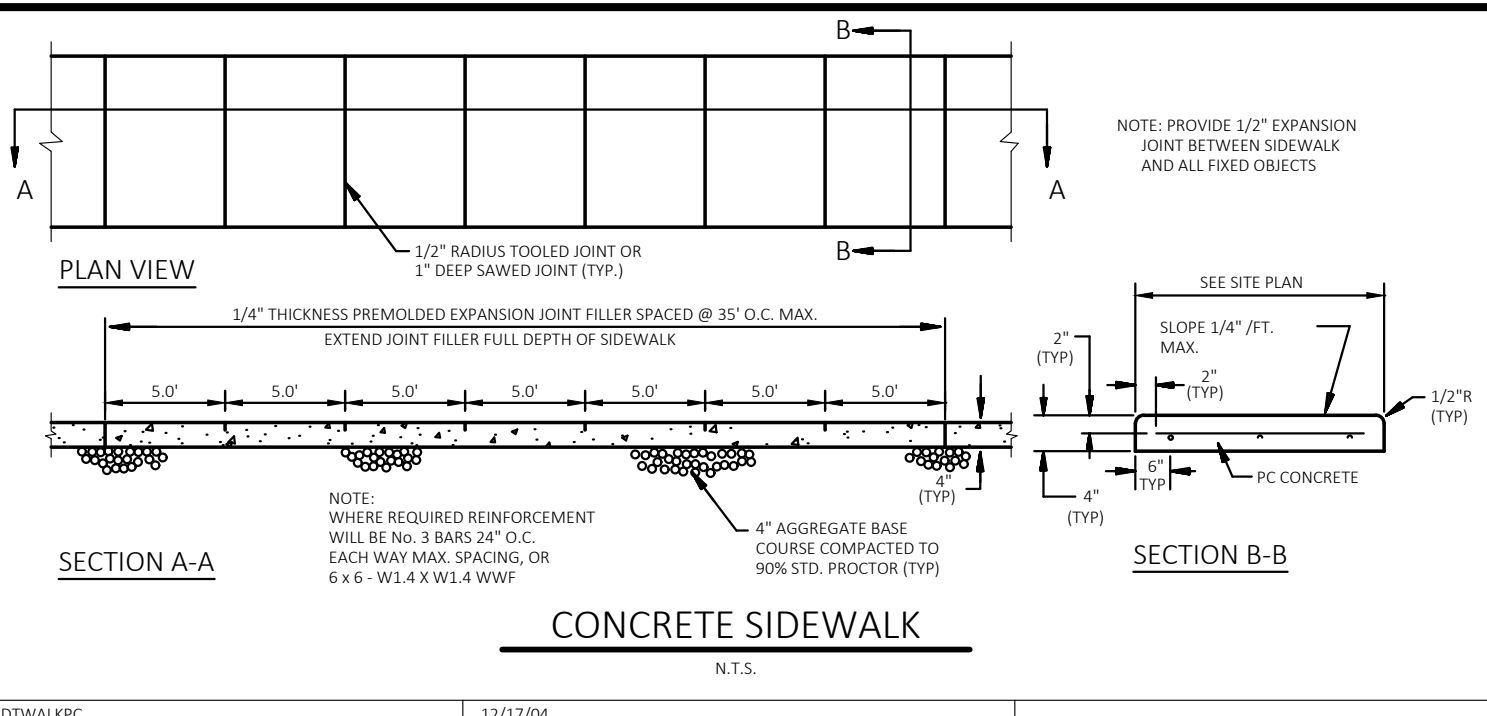
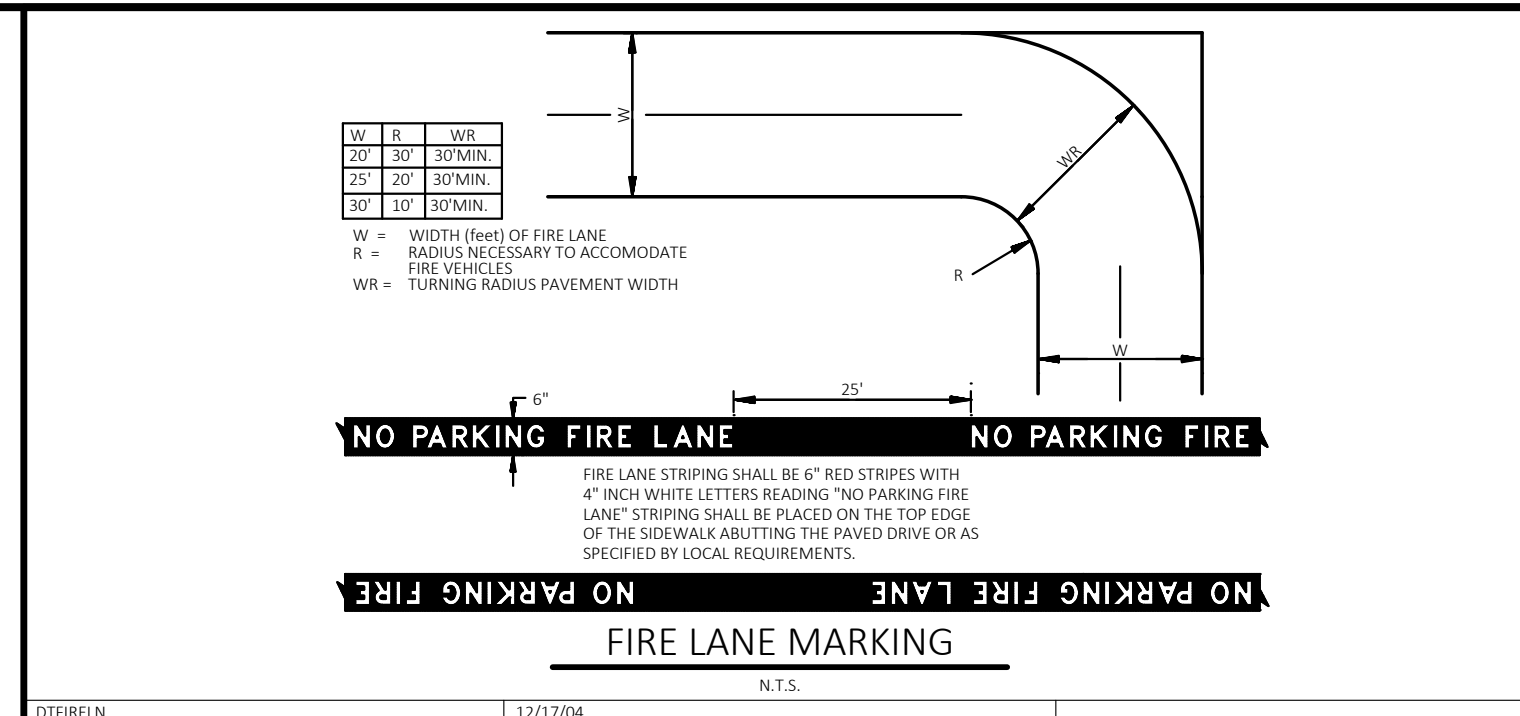
PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	6/15/2023
REVISION	REV-0

ALTERNATE PAVING PLAN
SHEET TITLE
SHEET NUMBER



DRAWING LOCATION - P:\320001\32639\0\DRAWINGS\DESIGN\WORKING\32639 PAVE.DWG - SAVED BY - JDEPERKINS

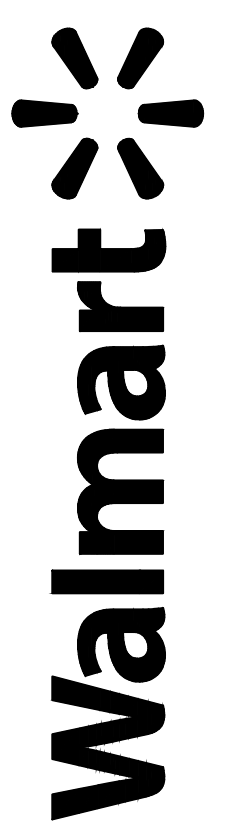
DRAWING LOCATION - P:\32000\32639\0\DRAWINGS\DESIGN\WORKING\32639_CS.DWG -- SAVED BY: JDEPERKINS



CEI ENGINEERING ASSOC., INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

REVISION		
NO.	DESCRIPTION	DATE
REV-X		XX/XX/XXXX

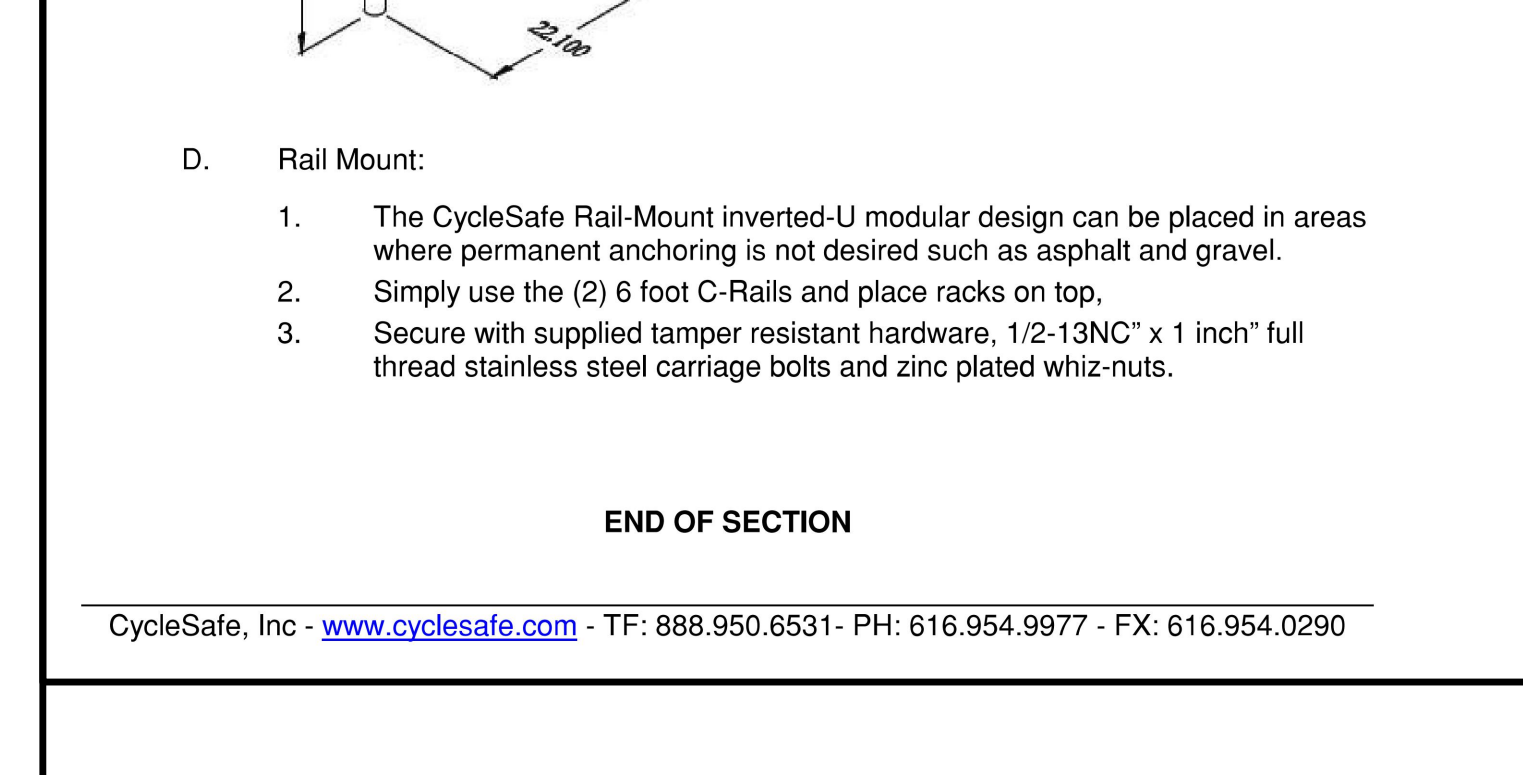
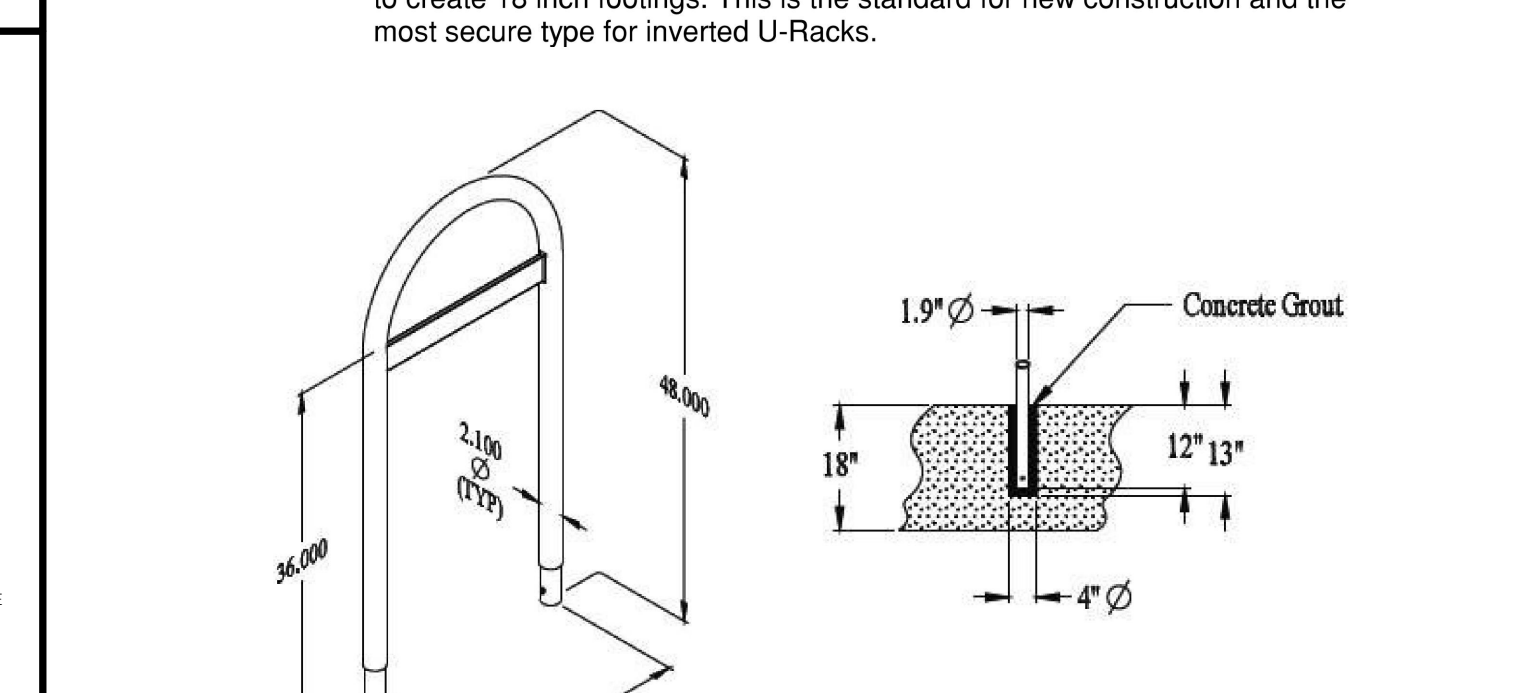
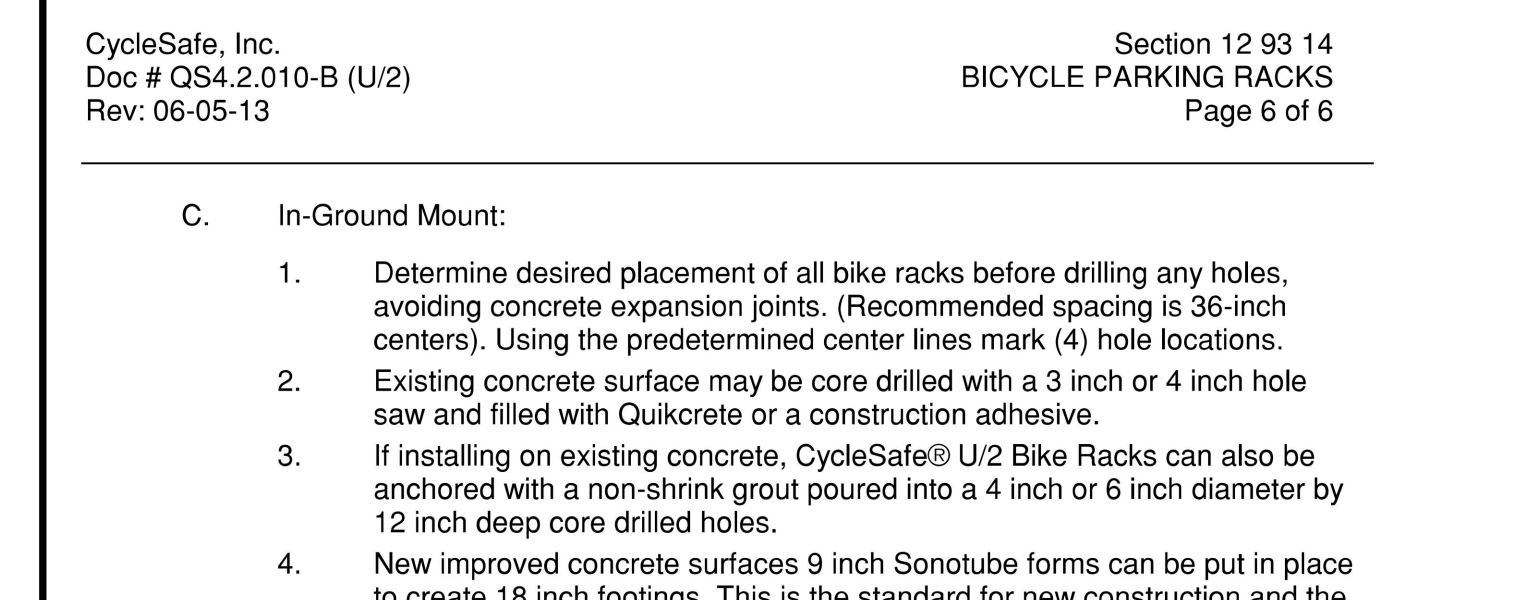
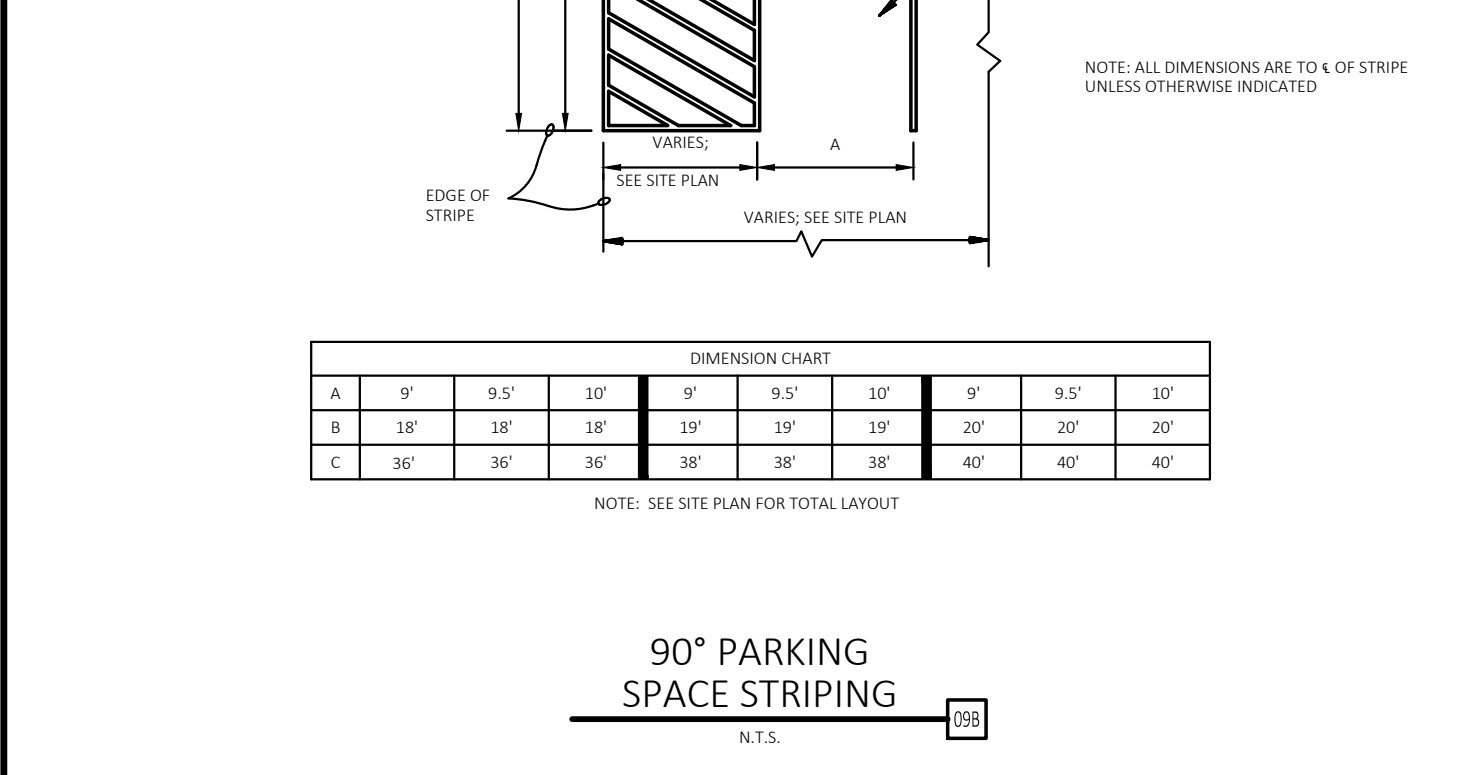
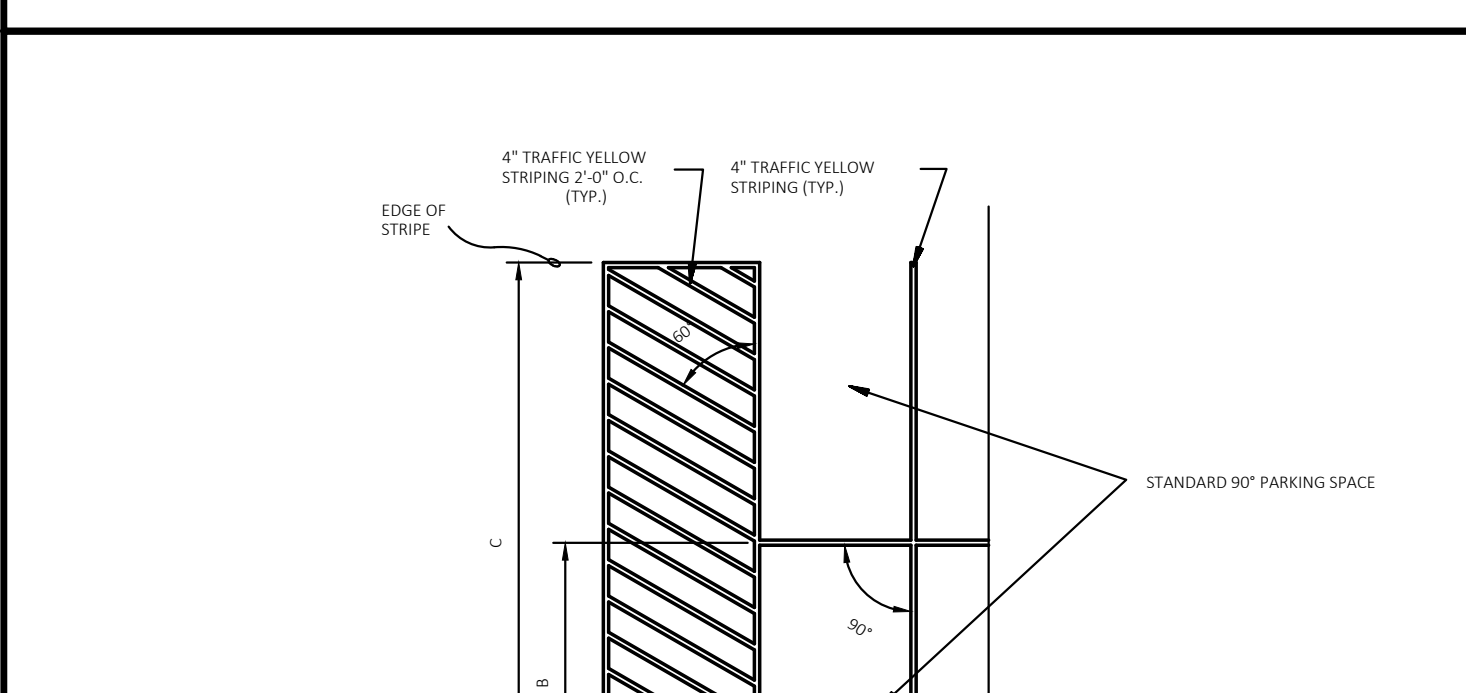
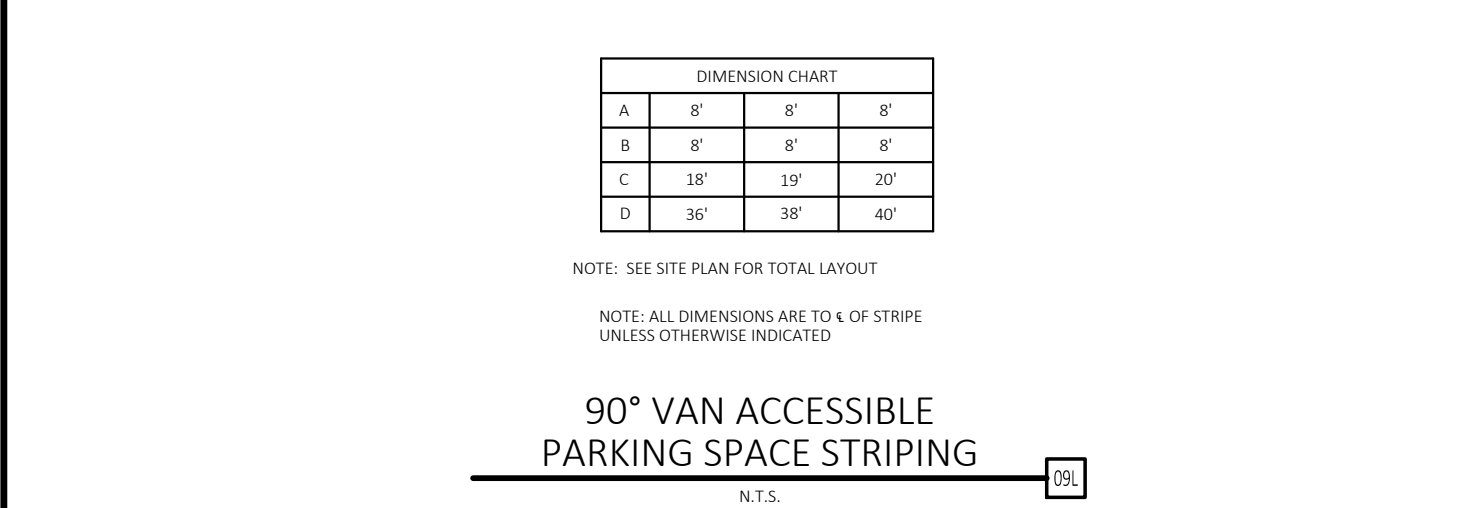
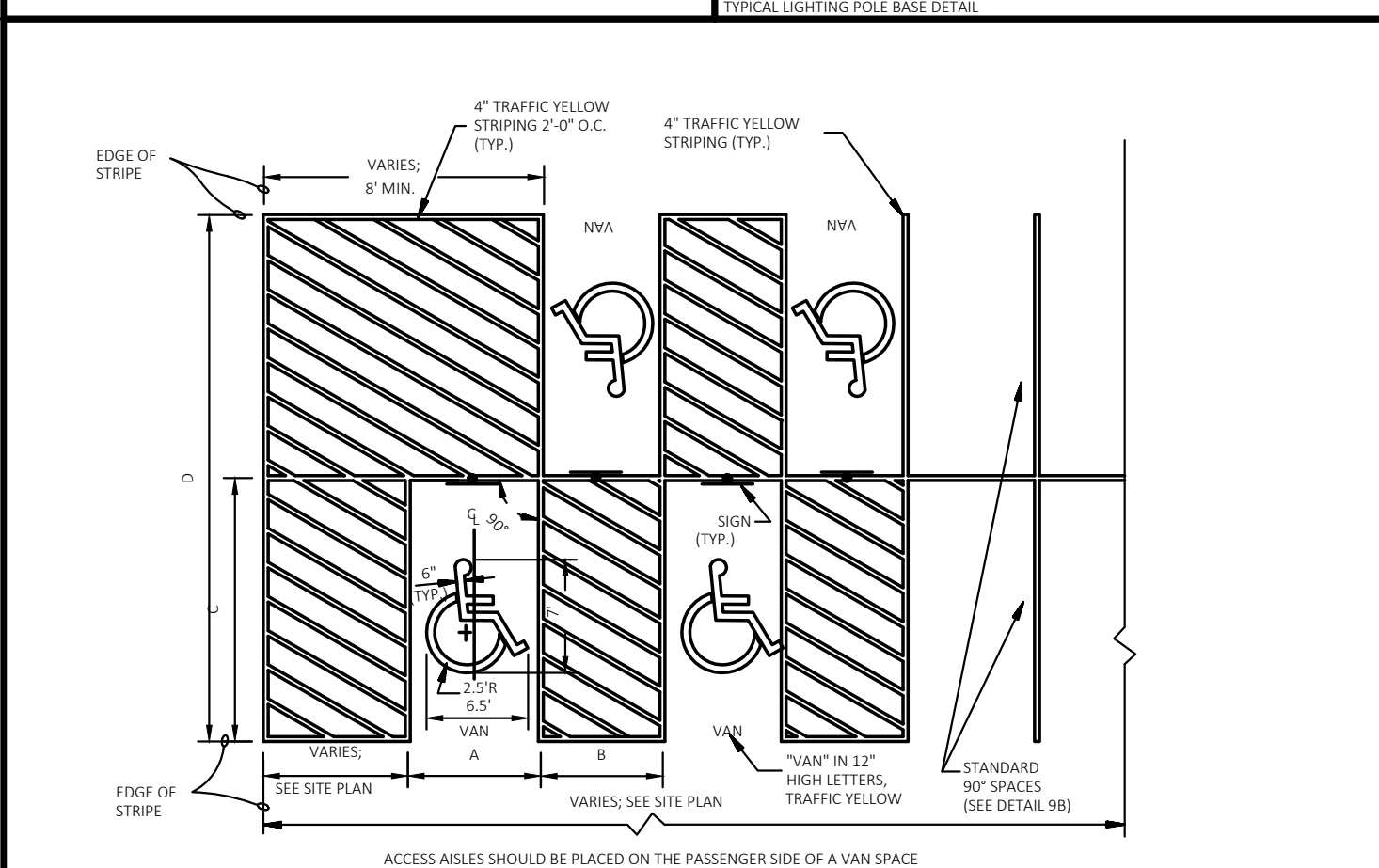
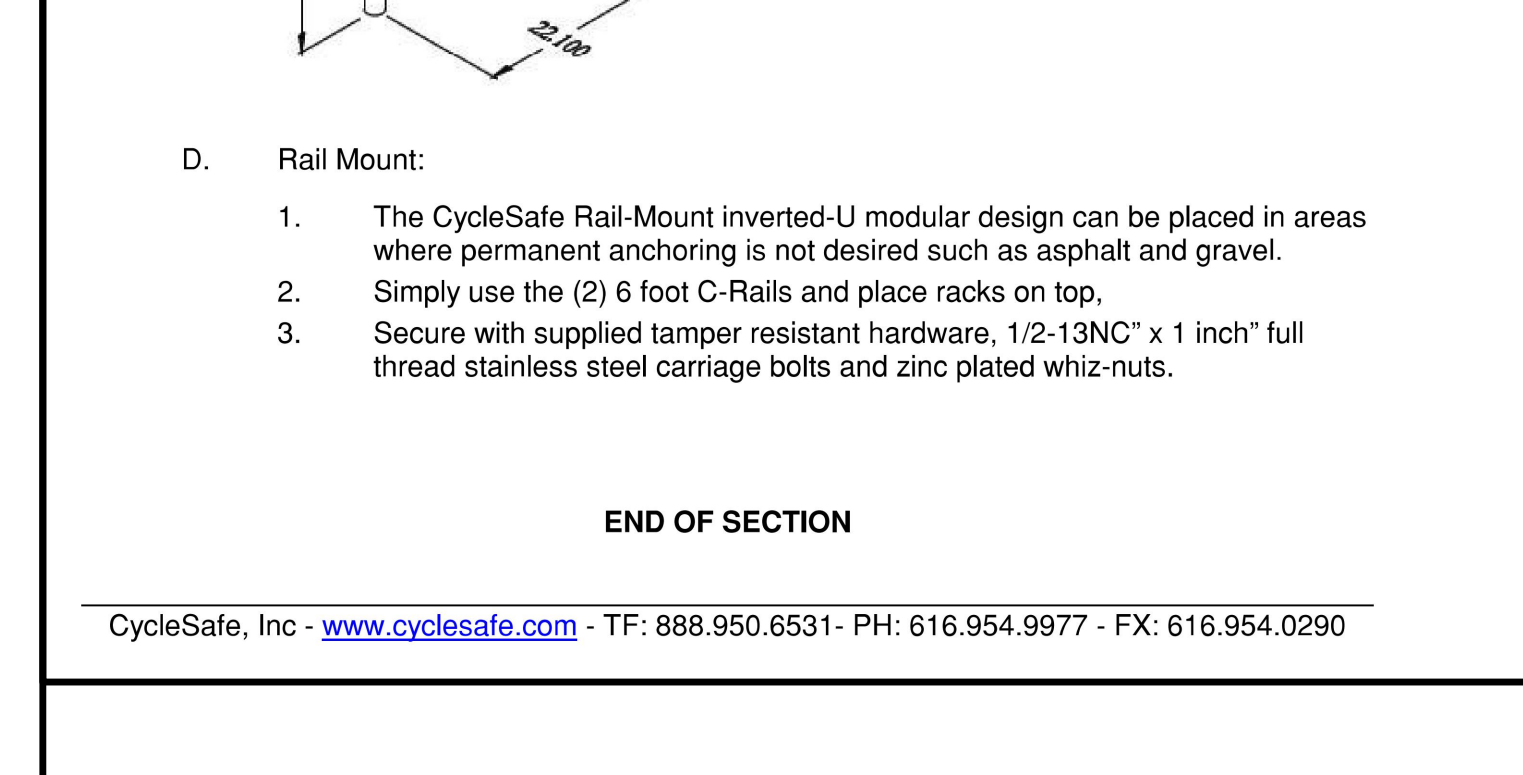
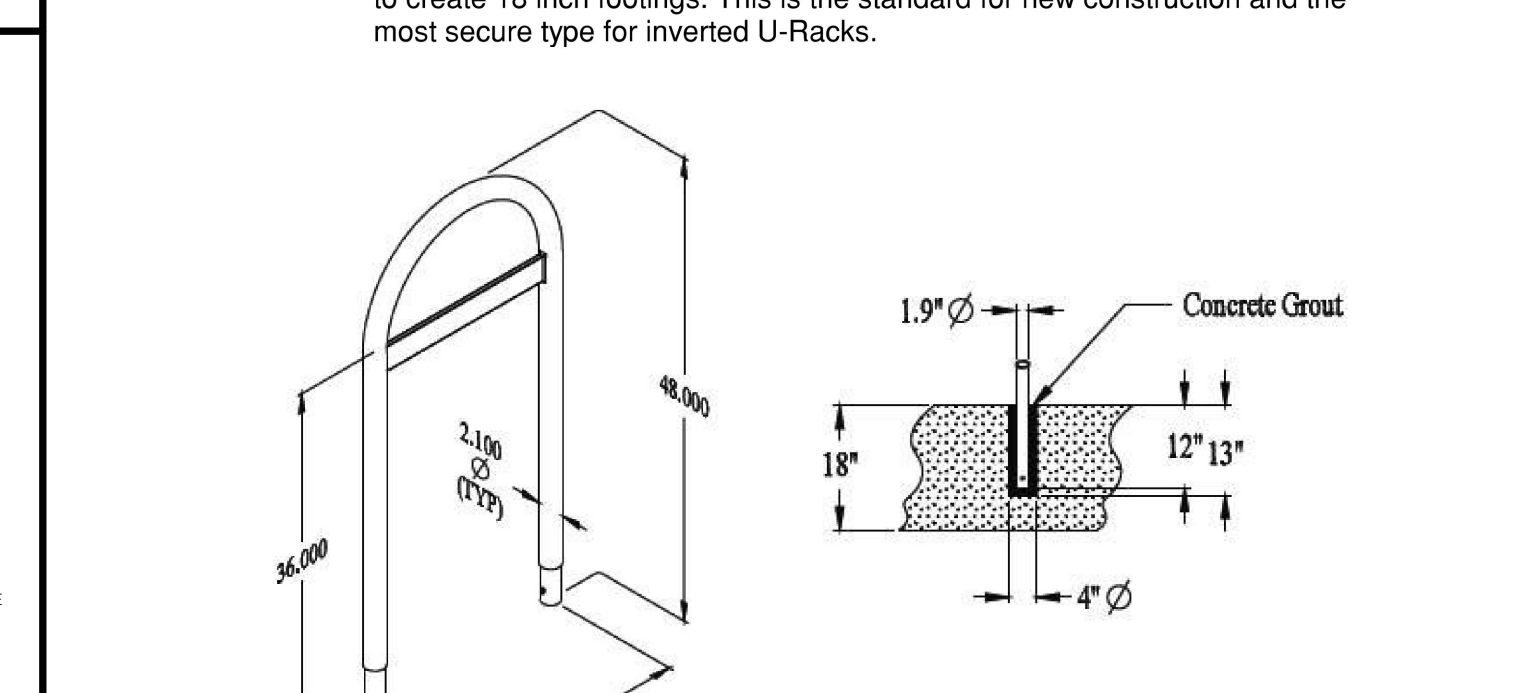
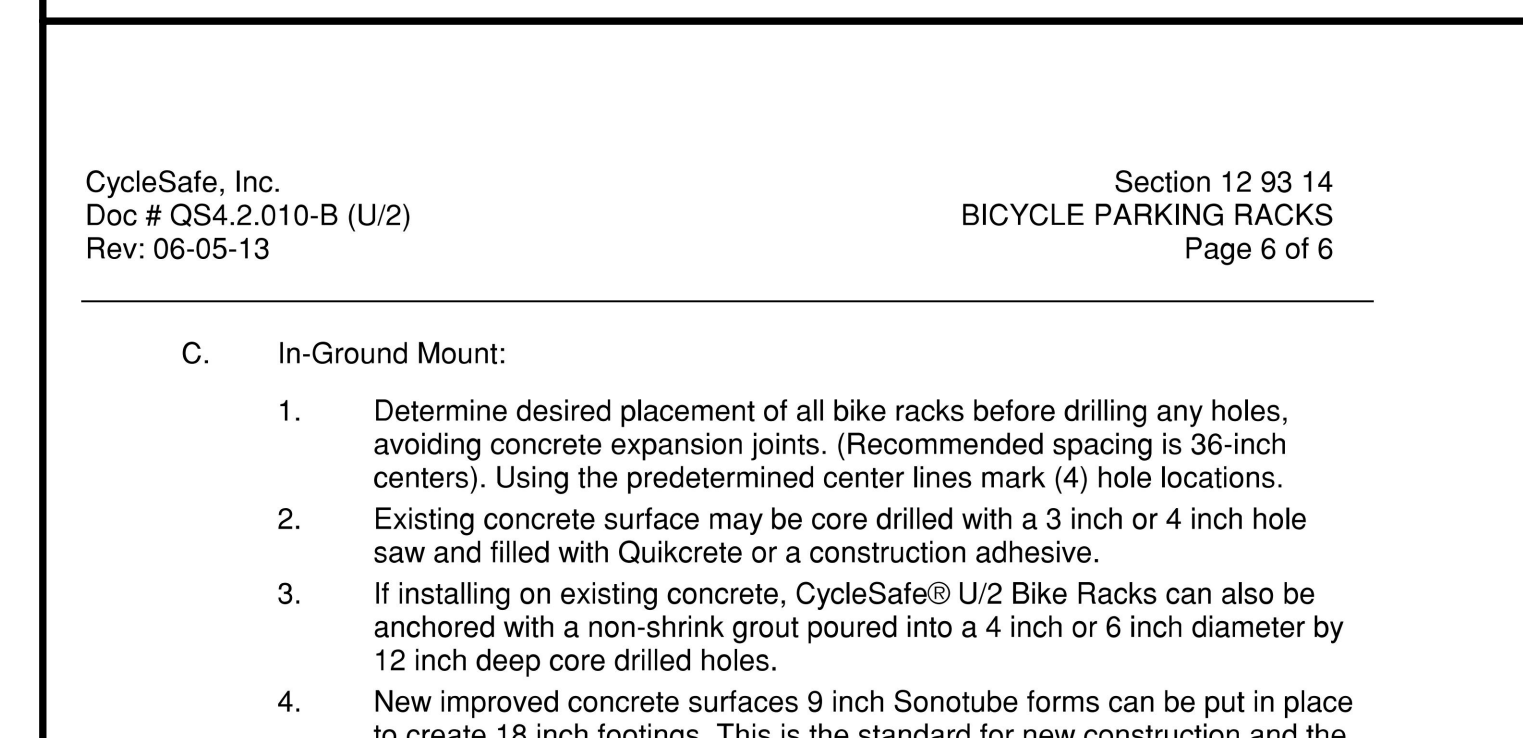
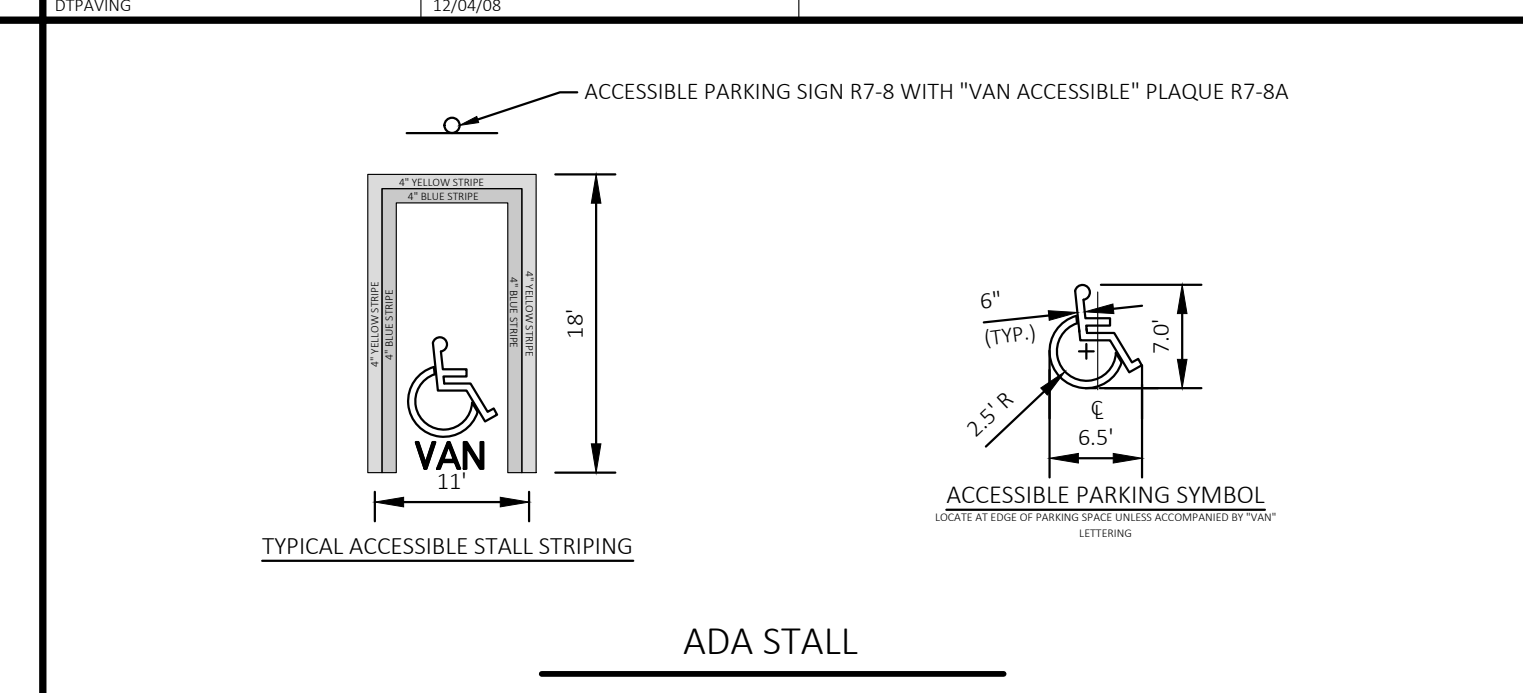
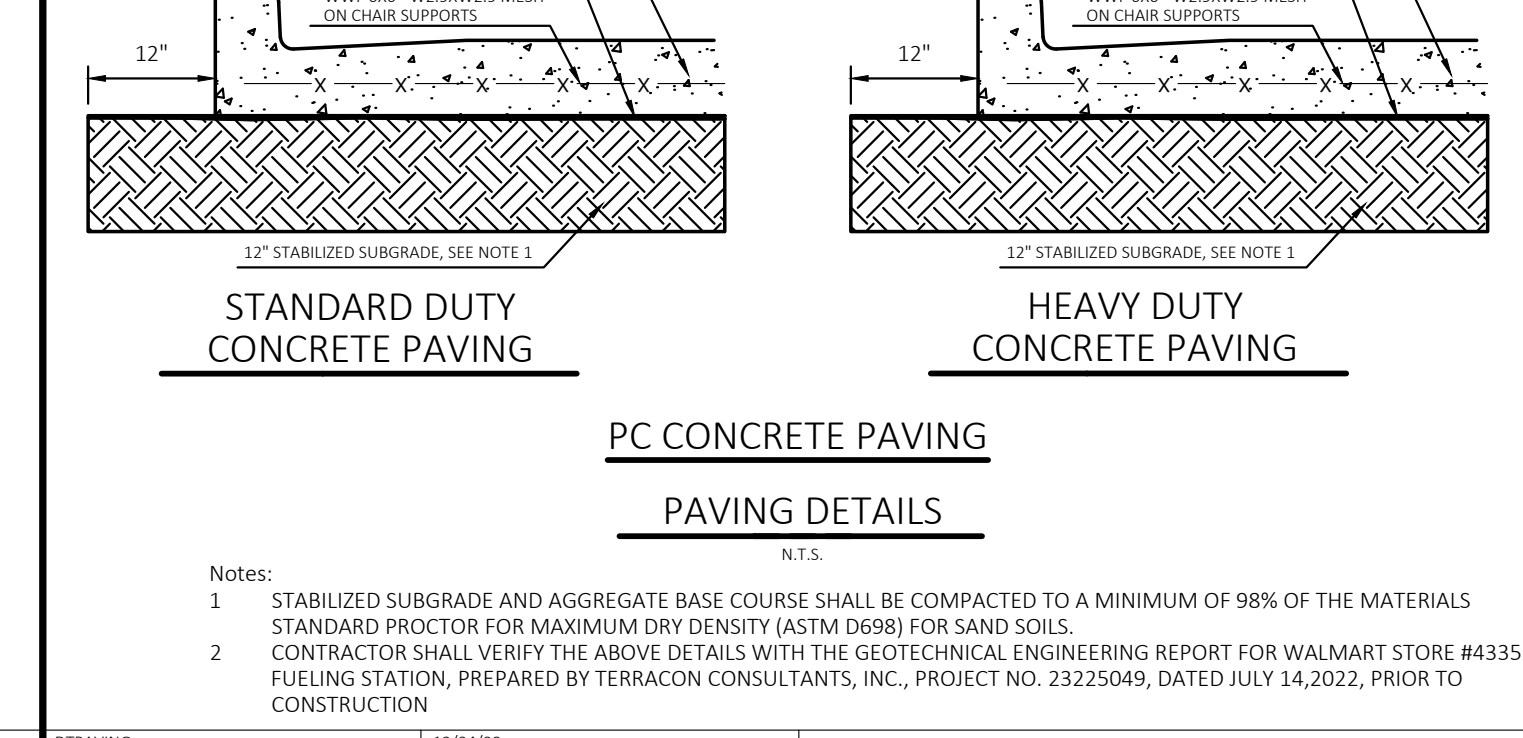
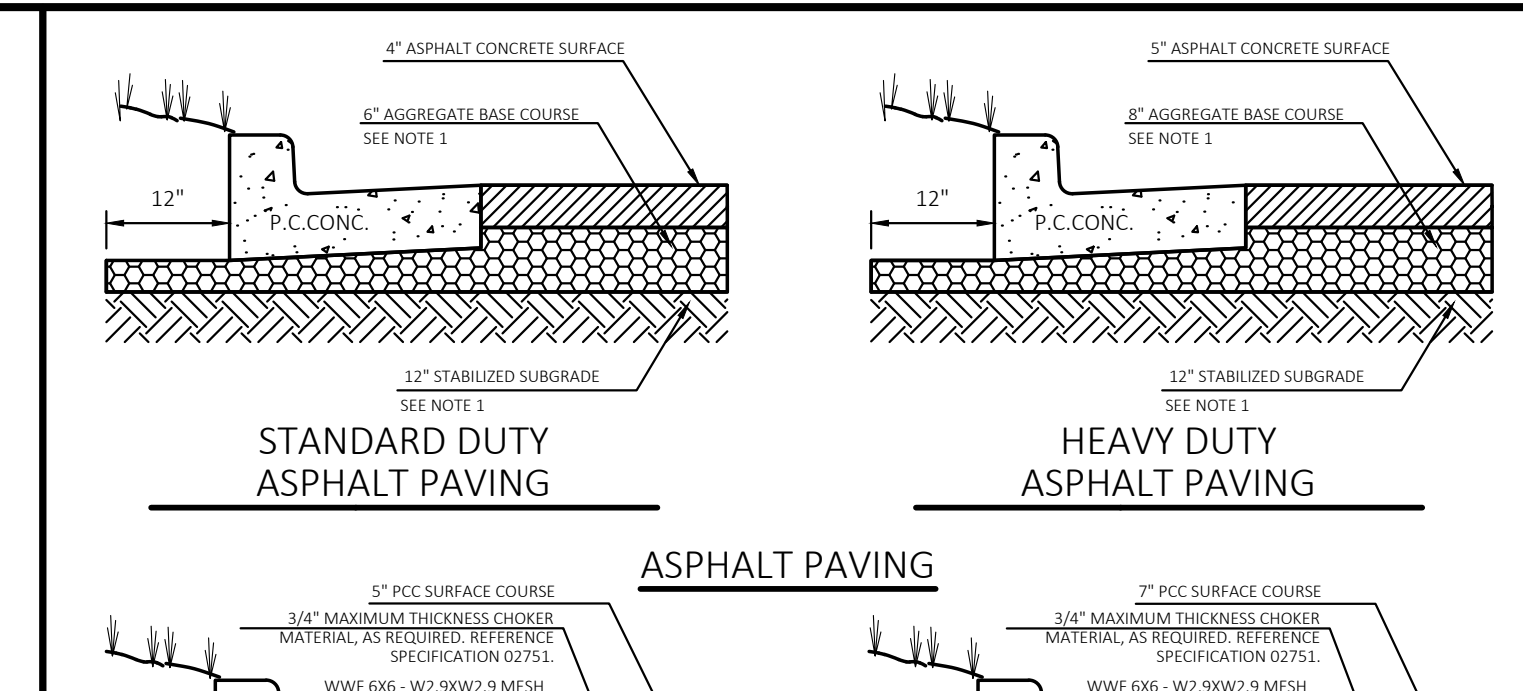
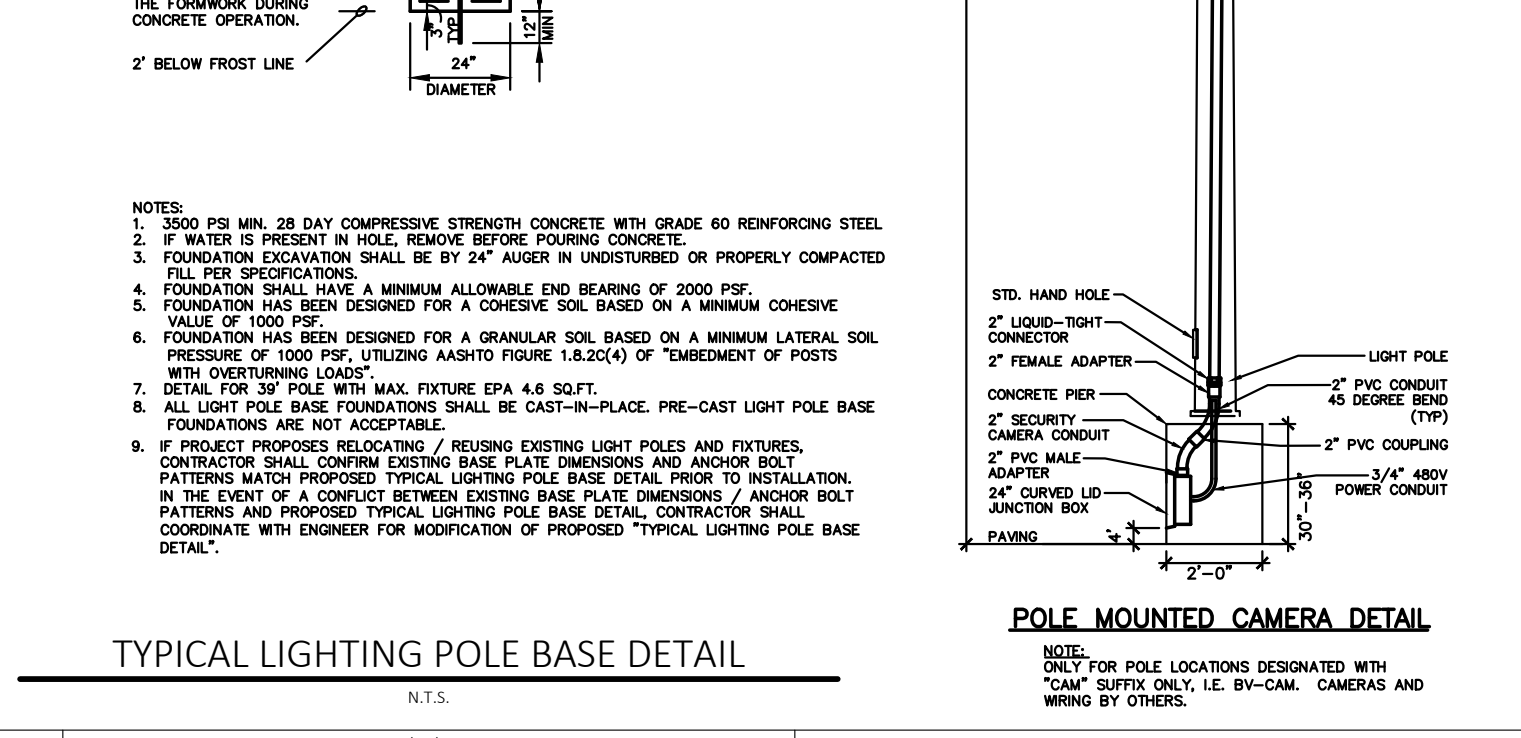
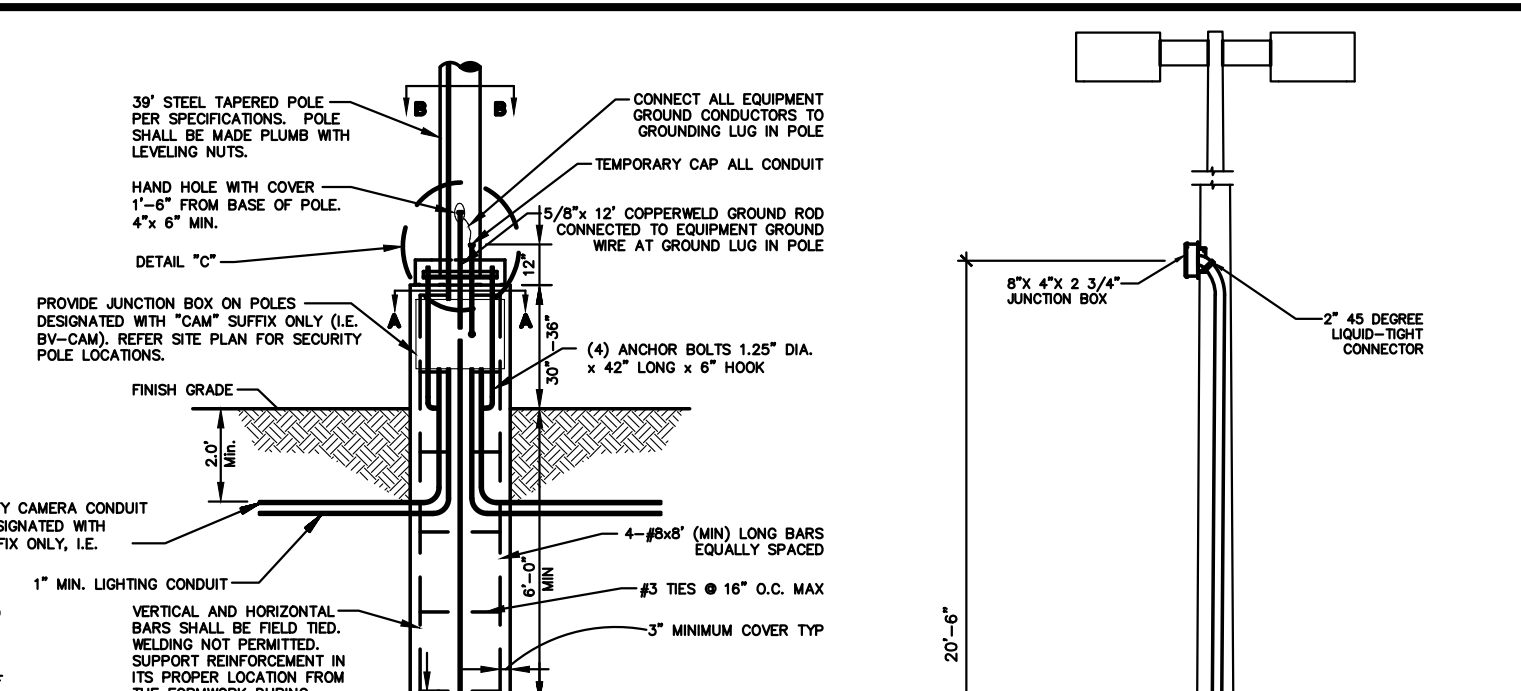
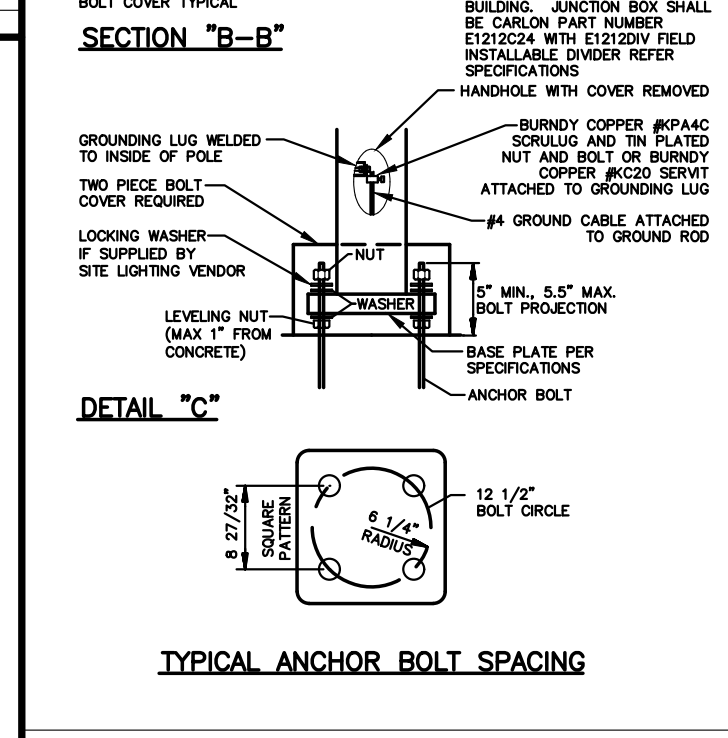
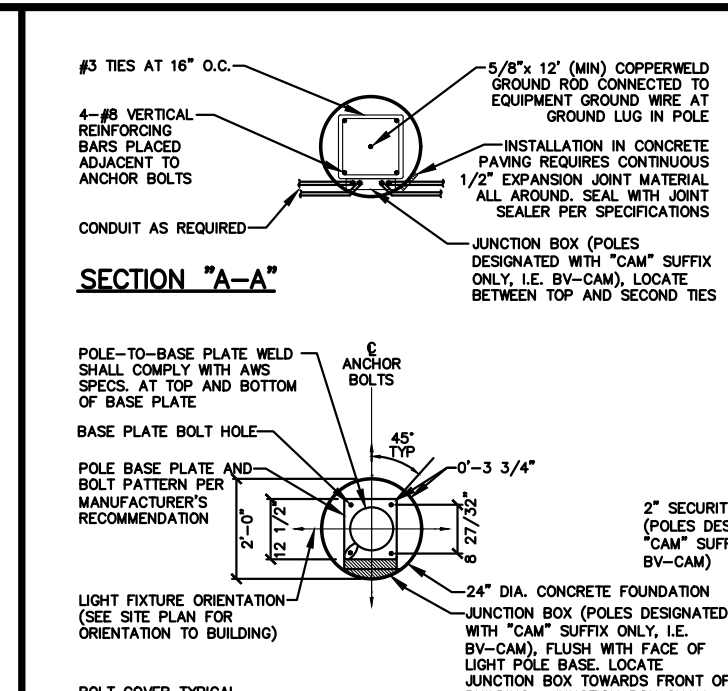
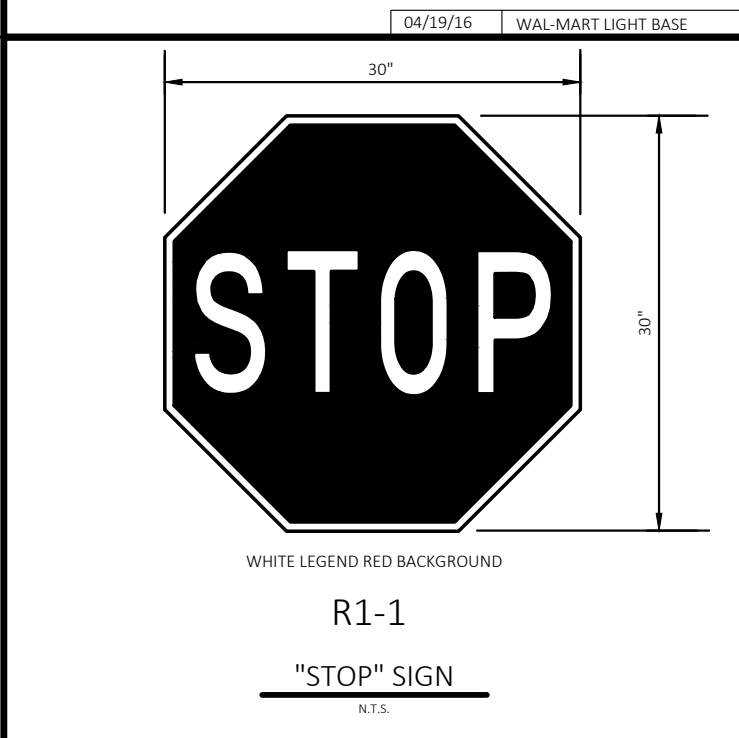
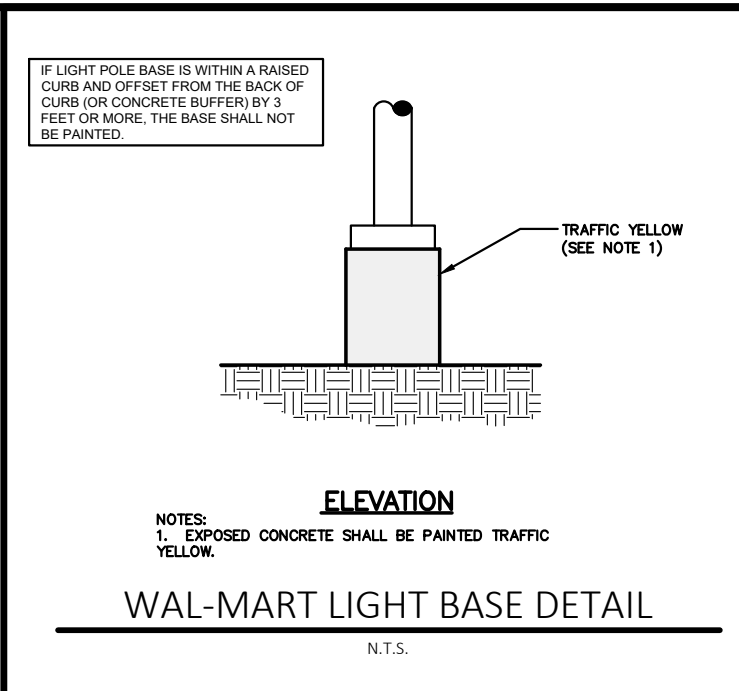
FUEL STATION #4335
11550 MERIDIAN MARKET VIEW
FALCON, CO



PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	5/10/2023
REVISION	REV-0

SITE DETAIL SHEET
SHEET TITLE
SHEET NUMBER

DRAWING LOCATION - P:\32000\32639\0\DRAWINGS\DESIGN\WORKING\32639_CS.DWG - - SAVID BY - JOPERKINS

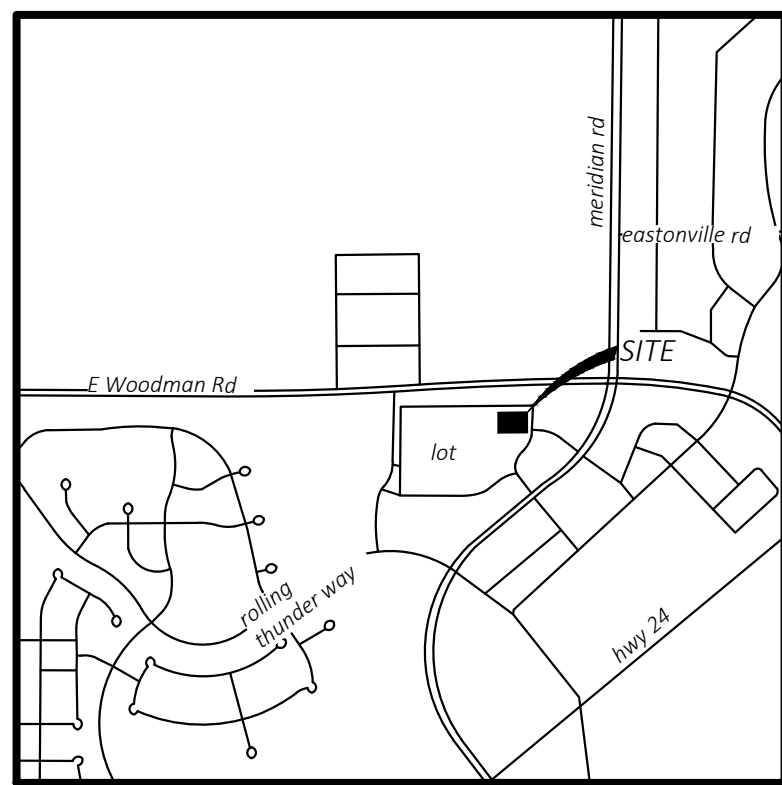


CEI ENGINEERING ASSOC., INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

REVISION		
NO.	DESCRIPTION	DATE
REV-X		00/00/0000

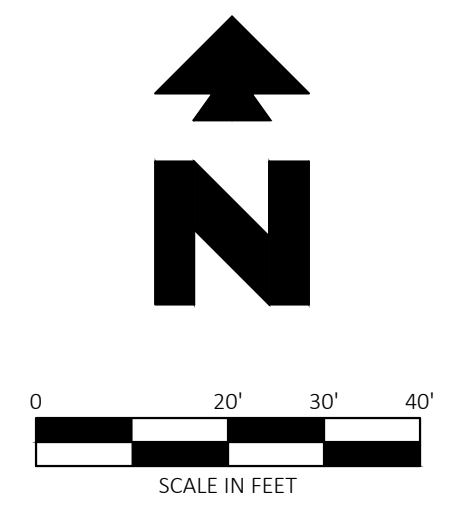


PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	6/15/2023
REVISION	REV-0



VICINITY MAP
NOT TO SCALE
Latitude: 38°56'23"N
Longitude: 104°36'35"W

SITE BENCHMARK	
BENCHMARK #1: N: 10007925.00 E: 3252699.81 (GROUND) ELEV: 6809.41'	5/8" REBAR WITH CAP-CEI SET ON THE NORTH SIDE OF SUBJECT AREA.
BENCHMARK #2: N: 10007925.00 E: 3252646.65 ELEV: 6809.36'	
MAGNIAL WITH MASTER CEI SET SOUTH OF SUBJECT AREA, 19.90' SOUTHWEST OF A 5/8" REBAR AND 57.68' SOUTHWEST OF A DECIDUOUS TREE.	



ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.

EL PASO COUNTY, COLORADO LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
ENTIRE SITE	1 TREE PER 500 SF OF LANDSCAPED AREA	7,171 SF / 500 = 15 TREES	7 EXISTING + 8 PROPOSED = 15 TREES
PARKING LOT	1 TREE & ISLAND SHALL BE PROVIDED PER 15 PARKING SPACES	YES	YES

LANDSCAPE ROCK SCHEDULE

SYMBOL	DESCRIPTION	QTY
[Pattern]	2-4" BLUE GREY RIVER ROCK FROM TIMBERLINE ROCK N' ROLL OR EQUAL (719) 638-1010, HTTPS://WWW.TIMBERLINEROCKNROLL.COM/ 1/2" DEPTH	2,256 SF
[Pattern]	CONTRACTOR TO MATCH EXISTING ROCK IN PARKING ISLAND AND BUFFERS	6,835 SF

2023-02-20 14:52

PLANT SCHEDULE							
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.		DETAIL
[Symbol]	2	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	B&B	50A	1.50" CAL.		
[Symbol]	6	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B&B	50A	2.00" CAL.		
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL			
[Symbol]	28	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	S GAL	50B			

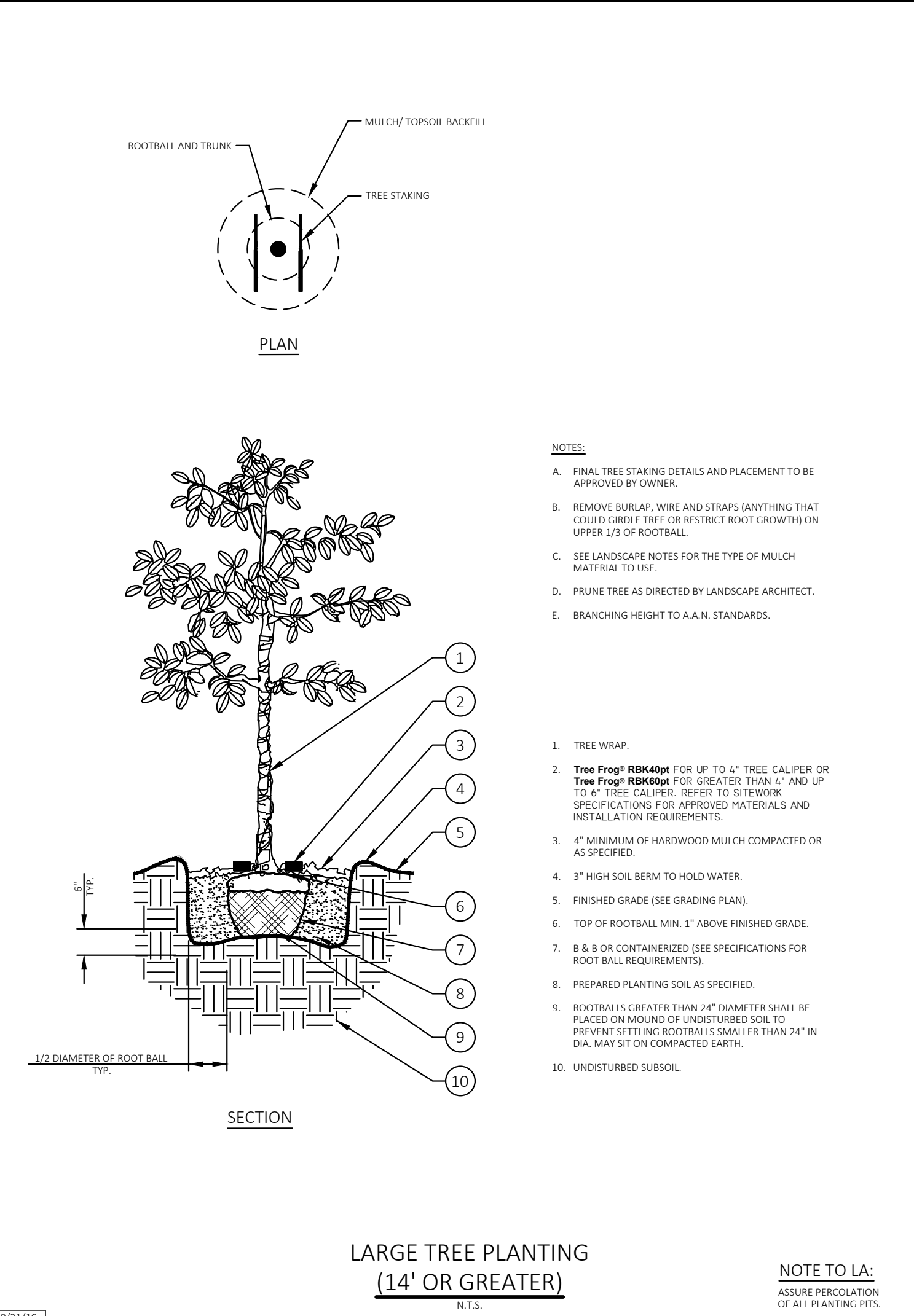
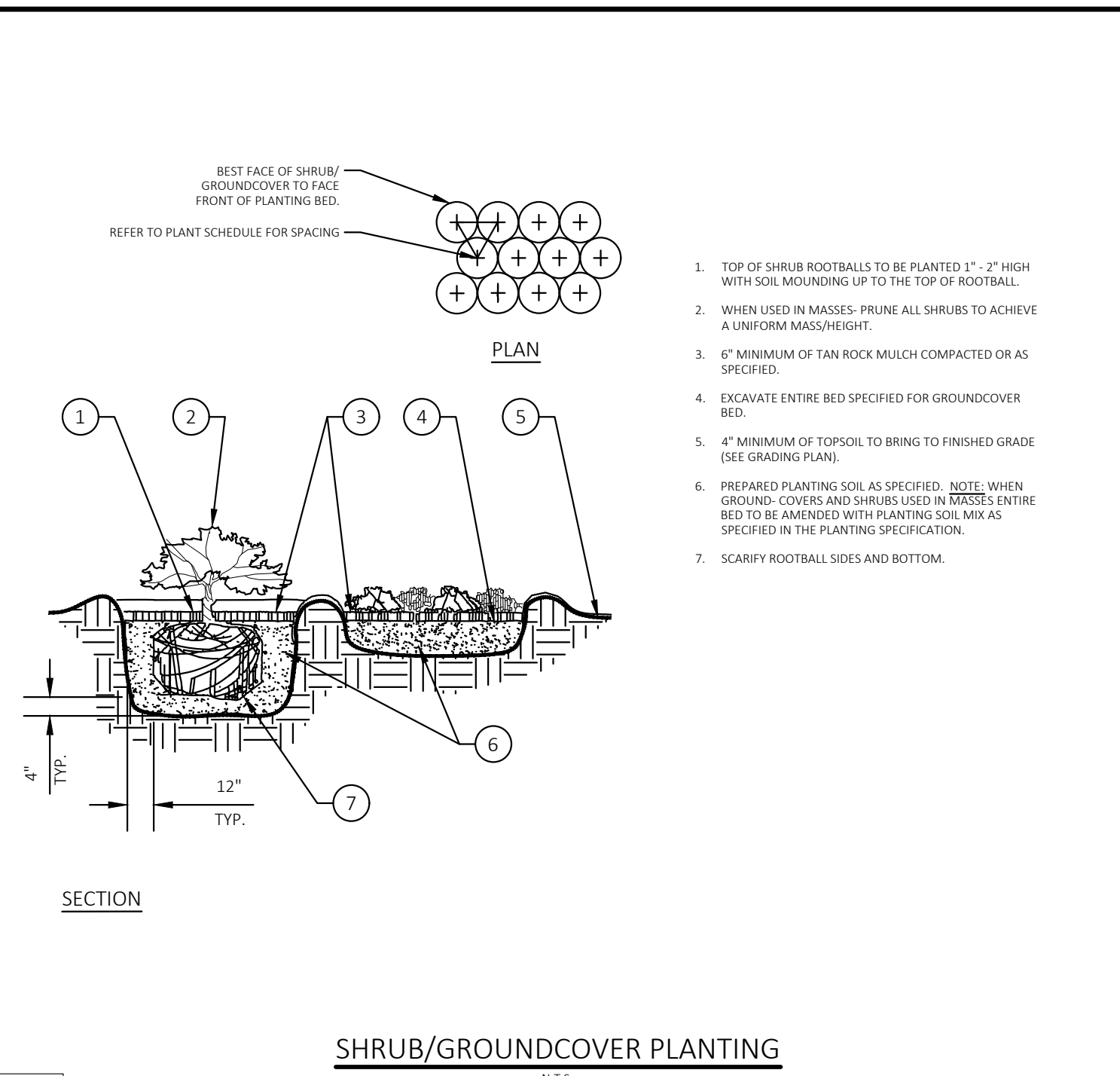
EXISTING LEGEND	
[Symbol]	Boundary Line
[Symbol]	Adjoining Boundary Line
[Symbol]	Underground Telephone Line
[Symbol]	Underground Electric Line
[Symbol]	Overhead Electric Line
[Symbol]	Gas Line
[Symbol]	Wood Fence Line
[Symbol]	Break Line
[Symbol]	Sanitary Sewer Line
[Symbol]	Storm Drainage Pipe
[Symbol]	Easement Line
[Symbol]	Right-of-Way Line
[Symbol]	Benchmark (BM)
[Symbol]	Found Aluminum Cap (As Noted)
[Symbol]	Drainage Manhole (DMH)
[Symbol]	Sewer Manhole (SMH)
[Symbol]	Electric Riser
[Symbol]	Telephone Riser
[Symbol]	Fiber Optic Vault
[Symbol]	Traffic Signal Vault
[Symbol]	Electric Vault
[Symbol]	Water Valve
[Symbol]	Traffic Sign (Type of Sign)
[Symbol]	Sewer Clean Out
[Symbol]	Light Pole (1 Lamp)
[Symbol]	Light Pole (4 Lamps)
[Symbol]	Traffic Light (2 Lamps)
[Symbol]	Tree (Deciduous)
[Symbol]	Tree (Evergreen)
[Symbol]	Record Bearing & Distance per Plat Bk. 2007, Pg. 18
[Symbol]	Reinforced Concrete Pipe
[Symbol]	Right-of-Way
[Symbol]	Corrugated Metal Pipe
[Symbol]	Double Pole Pylon Sign
[Symbol]	Polyvinyl Chloride Pipe

PROPOSED LEGEND	
[Symbol]	BOUNDARY LINE
[Symbol]	STORM DRAIN

LANDSCAPE NOTES	
77A	EXISTING TREE TO REMAIN
LANDSCAPE DETAILS	
50A	TREE PLANTING
50B	SHRUB PLANTING

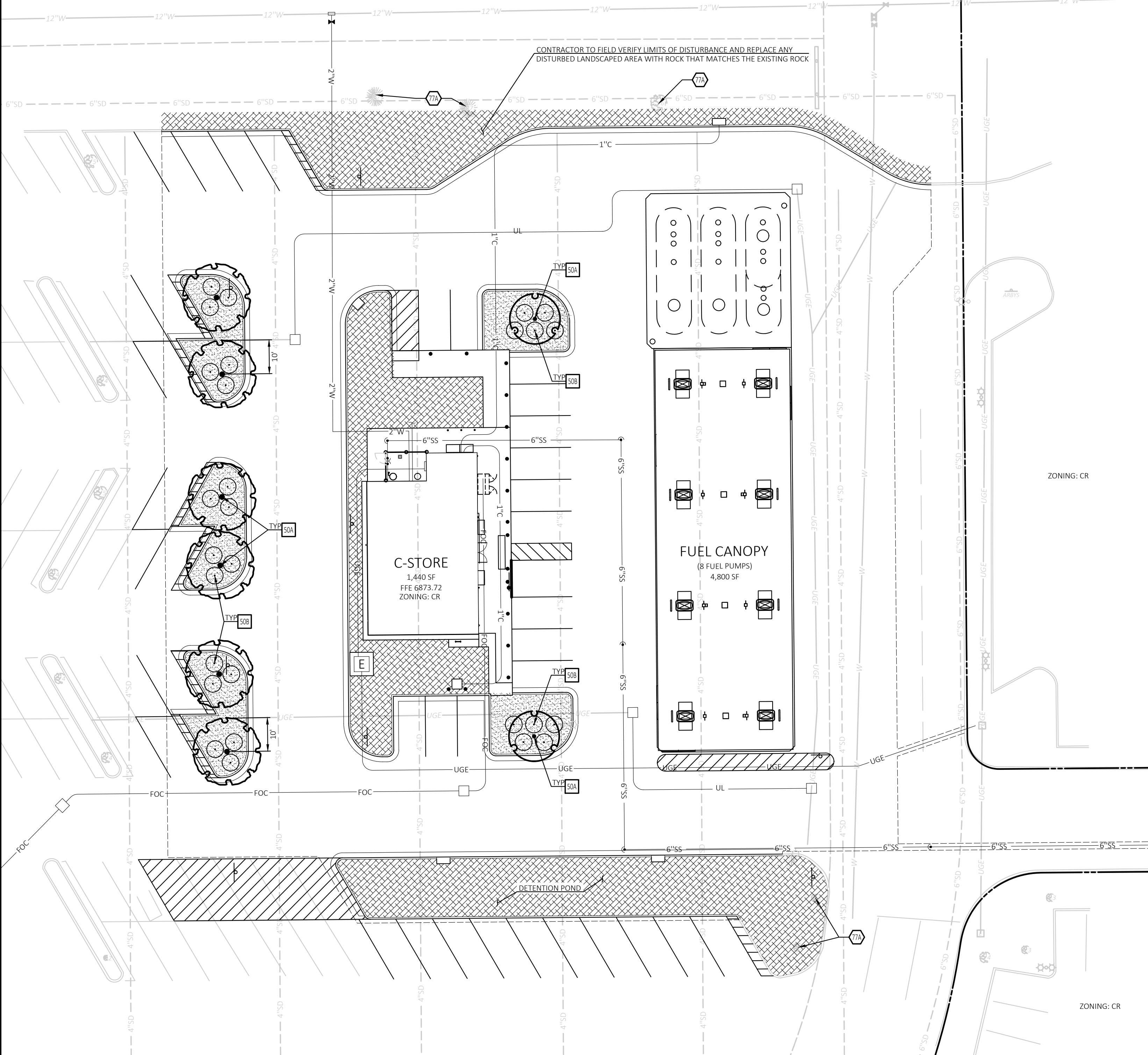
GENERAL LANDSCAPE NOTES

- ALL SHRUB PLANTING AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 02900 SPECIFICATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
- WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- 1"-3" DIA. TAN ROCK SHALL BE USED AS A SIX INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
- THE LANDSCAPE CONTRACTOR SHALL HAVE A SOILS ANALYSIS TEST CONDUCTED ON THE SITE PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR RESULTS. THIS WILL INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENTS/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUBS, SOI, TREES). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT PRIOR TO INSTALLING ANY LANDSCAPING MATERIALS ONSITE.



- NOTES:**
- TREE WRAP.
 - Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK80pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO STEWART SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
 - SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
 - BRANCHING HEIGHT TO A.N. STANDARDS.
 - 3" HIGH SOIL BERM TO HOLD WATER.
 - FINISHED GRADE (SEE GRADING PLAN).
 - TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
 - B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOTBALL REQUIREMENTS).
 - PREPARED PLANTING SOIL AS SPECIFIED.
 - ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OR UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SET ON COMPACTED EARTH.
 - UNDISTURBED SUBSOIL.

NOTE TO LA:
ASSURE PERCOLATION OF ALL PLANTING FITS.



DRAWING LOCATION: P:\23000\23039\DRAWINGS\DESIGN\WORKING\23039.DWG - SAVED BY: WJPKRKS



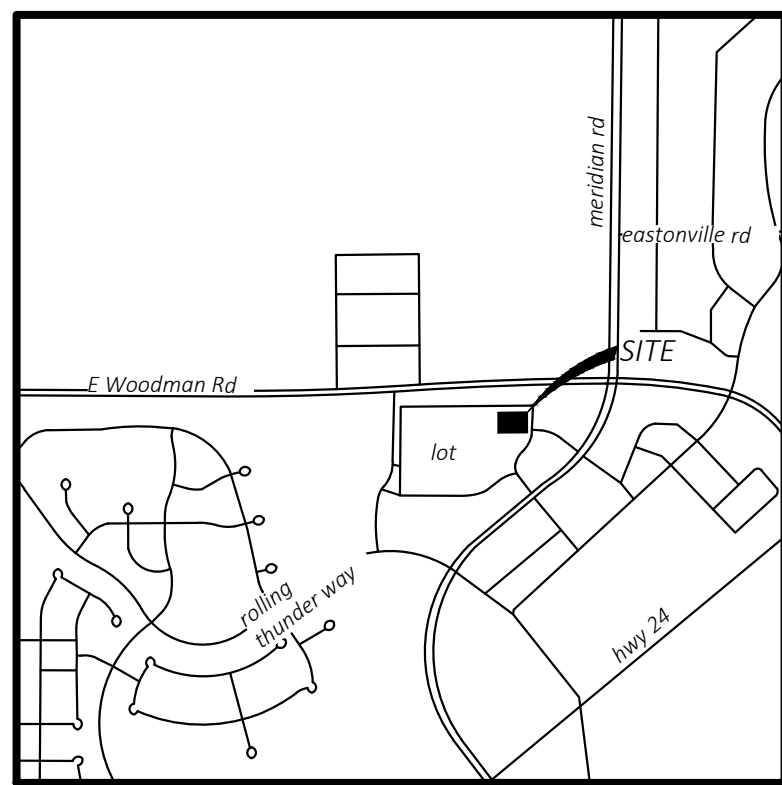
CEI ENGINEERING ASSOCIATES, INC.
710 W PINE DALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

FUEL STATION #4335
11550 MERIDIAN MARKET VIEW
FALCON, CO

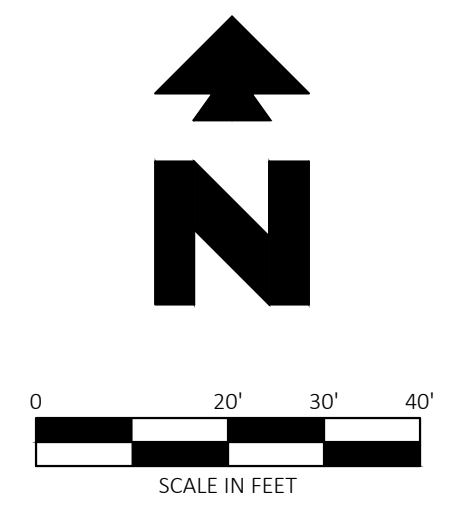
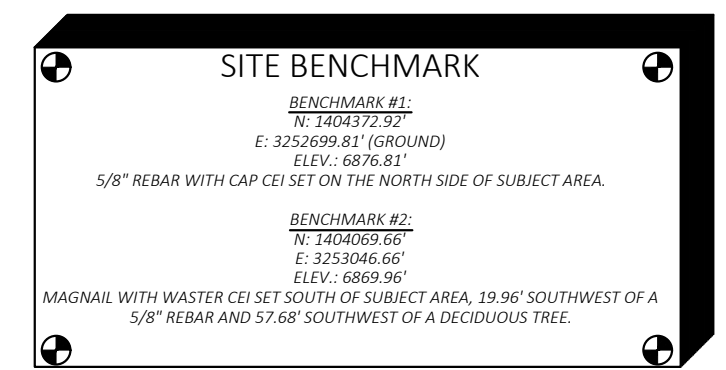


PROFESSIONAL OF RECORD	TB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	2/21/2023
REVISION	REV-1

LANDSCAPE PLAN
SHEET TITLE
SHEET NUMBER



VICINITY MAP
NOT TO SCALE
Latitude: 38°56'23"N
Longitude: 104°36'35"W



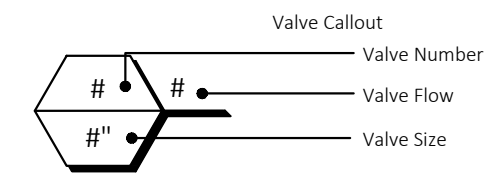
811
Know what's below.
Call before you dig.

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
▽	TREE ROOT WATERING SYSTEM (3) RAINBIRD MODEL RWS-B-C-1404 PER TREE ARRANGED IN A TRIANGULAR PATTERN AROUND THE TREE. INSTALL PER MANUFACTURERS SPECS	8	30
■	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	1	
⊕	RAIN BIRD XB8D1-PRS W/XB-10 XERI-BIRD 8 MULTI OUTLET EMISSION DEVICE WITH XERI-BUG EMITTERS AT 1 GPH EACH, ONE EMITTER PER SHRUB.	5	
⊙	RAIN BIRD PGA-PRS-D GLOBE 1" 1IN., 1-1/2IN., 2IN. ELECTRIC REMOTE CONTROL VALVE, GLOBE. WITH PRESSURE REGULATOR MODULE.	2	
⊗	SHUT OFF VALVE	1	
⊕	RAIN BIRD PGA-PRS-D GLOBE 1" 1IN., 1-1/2IN., 2IN. ELECTRIC MASTER VALVE, GLOBE. WITH PRESSURE REGULATOR MODULE.	1	
⊙	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE	1	
⊕	RAIN BIRD ESP4ME1 4 STATION, HYBRID MODULAR INDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL APPLICATIONS.	1	
⊕	RAIN BIRD SMRT-Y SOIL MOISTURE SENSOR KIT	1	
⊕	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1	
⊕	WATER METER 3/4"	1	
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4"	661.2 L.F.	
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1"	127.2 L.F.	
---	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	47.9 L.F.	
---	PIPE SLEEVE: PVC SCHEDULE 40	366.2 L.F.	



CRITICAL ANALYSIS

Generated: 2023-02-21 14:49

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 3/4"
Flow Available: 22.5 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 65 PSI
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20 ft
Pressure Available: 63 PSI

DESIGN ANALYSIS
Maximum Station Flow: 12 GPM
Flow Available at POC: 22.5 GPM
Residual Flow Available: 10.5 GPM

Critical Station:
Design Pressure: 2
30 PSI
Friction Loss: 4.19 PSI
Fittings Loss: 0.42 PSI
Elevation Loss: 0 PSI
Loss through Valve: 5.92 PSI
Pressure Req. at Critical Station: 40.5 PSI
Loss for Fittings: 0.16 PSI
Loss for Main Line: 1.57 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 11.7 PSI
Loss for Master Valve: 5.92 PSI
Loss for Water Meter: 2.2 PSI
Critical Station Pressure at POC: 62.1 PSI
Pressure Available: 63 PSI
Residual Pressure Available: 0.93 PSI

EXISTING LEGEND

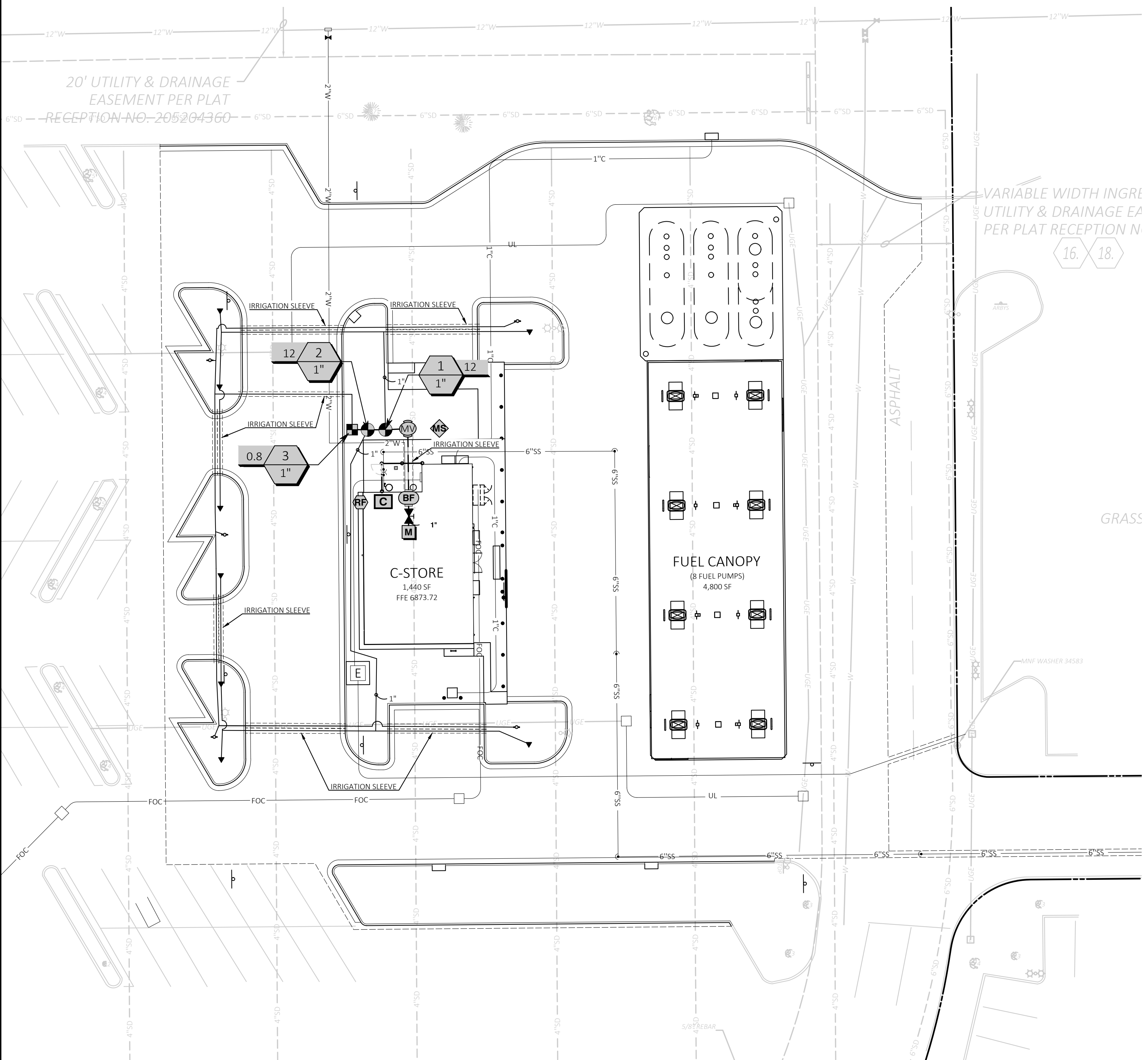
---	Boundary Line	⊕	Traffic Signal Vault
---	Adjoining Boundary Line	⊕	Electric Vault
---	Underground Telephone Line	⊕	Water Valve
---	Underground Electric Line	⊕	Traffic Sign (Type of Sign)
---	Overhead Electric Line	⊕	Sewer Clean Out
---	Gas Line	⊕	Light Pole (1 Lamp)
---	Wood Fence Line	⊕	Light Pole (4 Lamps)
---	Break Line	⊕	Traffic Light (2 Lamps)
---	Sanitary Sewer Line	⊕	Tree (Deciduous)
---	Storm Drainage Pipe	⊕	Tree (Evergreen)
---	Easement Line	⊕	Record Bearing & Distance per Plat Bk. 2007, Pg. 18
---	Right-of-Way Line	⊕	Reinforced Concrete Pipe
---	Benchmark (BM)	⊕	Right-of-Way
---	Found Aluminum Cap (As Noted)	⊕	Corrugated Metal Pipe
---	Drainage Manhole (DMH)	⊕	Double Pole Pylon Sign
---	Sewer Manhole (SMH)	⊕	Polyvinyl Chloride Pipe
---	Electric Riser	⊕	
---	Telephone Riser	⊕	
---	Fiber Optic Vault	⊕	

PROPOSED LEGEND

---	BOUNDARY LINE
---	STORM DRAIN

GENERAL IRRIGATION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THIS IRRIGATION SYSTEM IS DESIGNED TO THE FOLLOWING STATS: 30 G.P.M. STATIC WATER PRESSURE IS REPORTED TO 65 P.S.I.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- ALL IRRIGATION SLEEVINGS TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN SO AS TO PROVIDE POSITIVE DRAINAGE OF IRRIGATION MAIN DURING WINTER MONTHS, OR PROVIDE BLOWOUT ASSEMBLY. INSTALLATION SHALL BE PER DETAIL 62C.
- ALL LATERAL LINES SHALL BE EQUIPPED WITH AUTOMATIC DRAIN VALVES AT LOW POINTS PER DETAIL 62D.
- IRRIGATION CONTRACTOR SHALL COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE (2) 1" ELECTRICAL CONDUITS FOR IRRIGATION CONTRACTOR'S POWER/DATA CONNECTION TO CONTROLLER. SEE ARCH. PLAN
- IRRIGATION CONTRACTOR SHALL COORDINATE CONSTRUCTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL BELOW GRADE LOW VOLTAGE WIRING CONNECTIONS SHALL BE INSTALLED PER DETAIL 61A.
- DO NOT INSTALL IRRIGATION AT PYLON SIGN LOCATION UNTIL SIGN HAS BEEN INSTALLED.
- ALL LATERAL LINES NOT LABELED SHALL BE 3/4" DIAMETER.
- MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE AS DESCRIBED IN THE LANDSCAPE IRRIGATION SECTION OF THE SITEWORK SPECIFICATIONS.

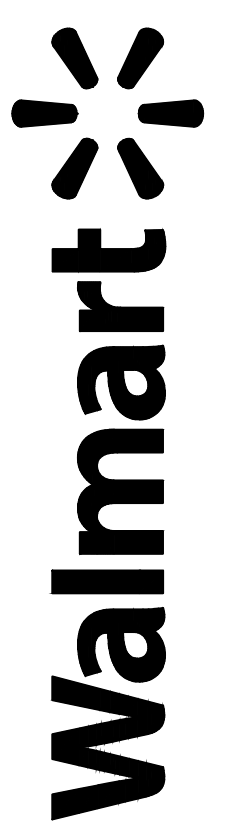


DRAWING LOCATION: P:\23000\23039\00\DRAWINGS\DESIGN\WORKING\23039.DWG - SAVED BY: WIPARKS



CEI ENGINEERING ASSOCIATES, INC.
710 W PINDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

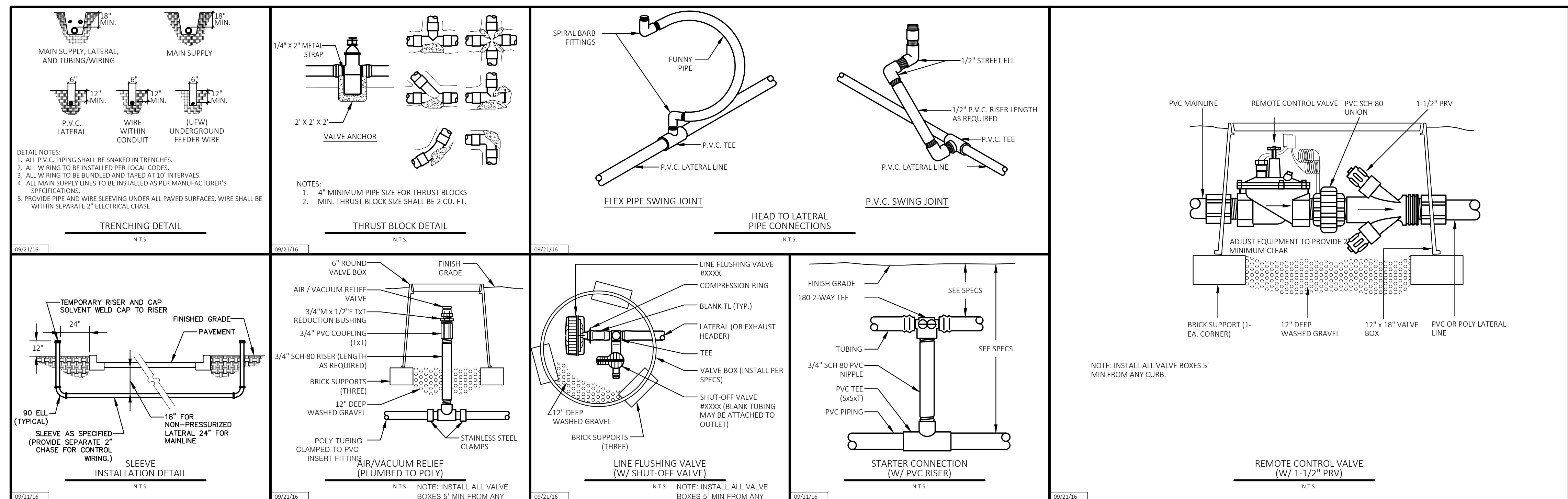
FUEL STATION #4335
11550 MERIDIAN MARKET VIEW
FALCON, CO



PROFESSIONAL OF RECORD	TB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	2/21/2023
REVISION	REV-1

L2 IRRIGATION PLAN
SHEET TITLE
SHEET NUMBER

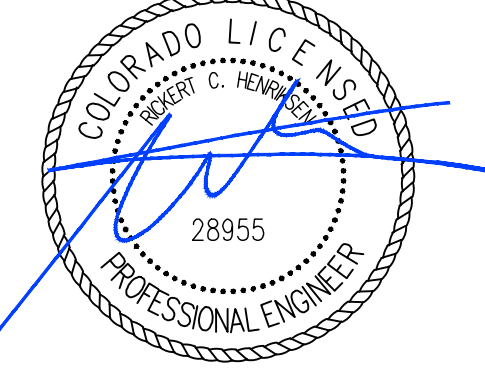
L2



PROFESSIONAL OF RECORD	TB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	2/21/2023
REVISION	REV-1

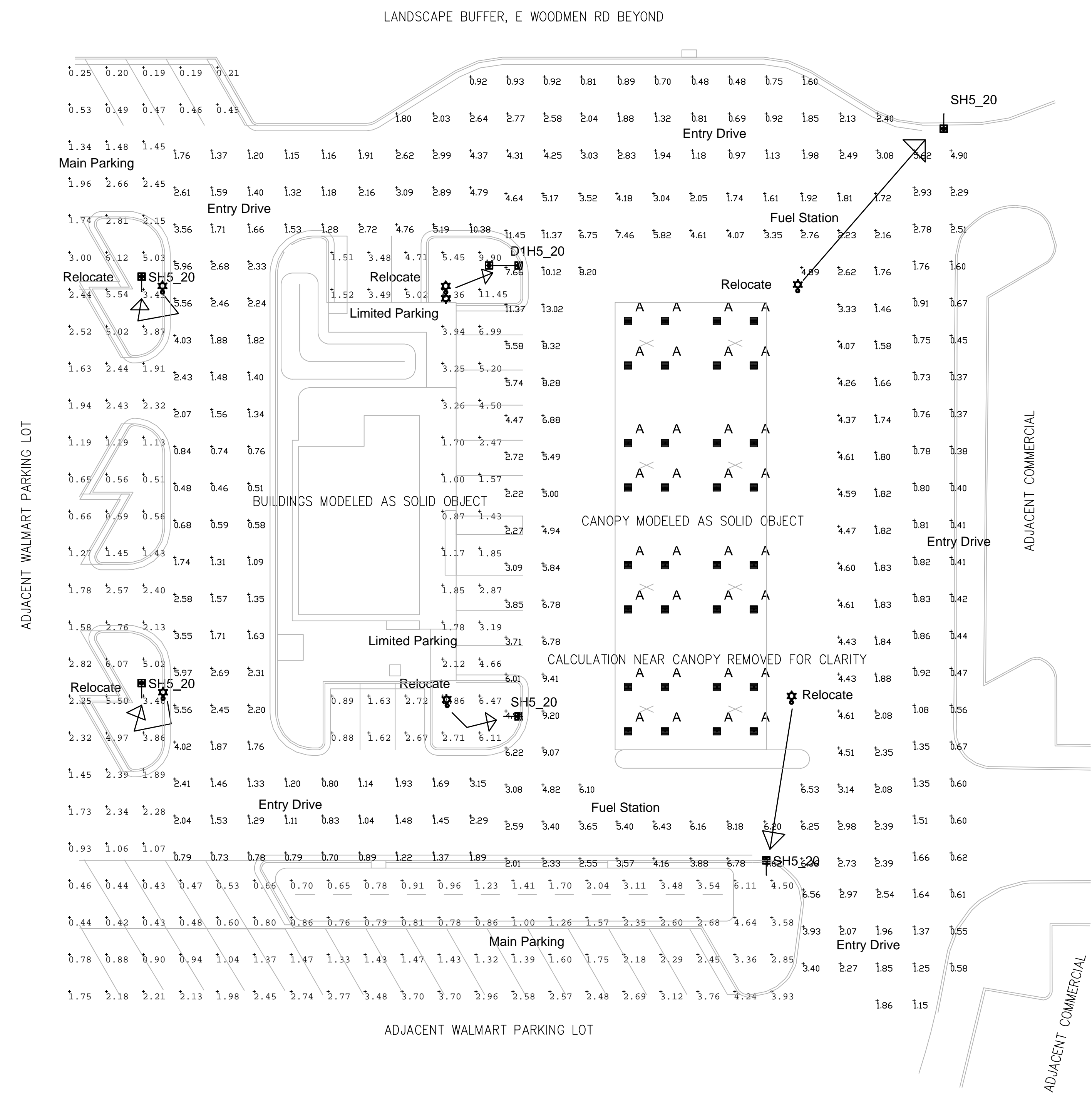
L2.1 IRRIGATION DETAILS
 SHEET TITLE
 SHEET NUMBER

L2.1



Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	3	(E) D1H5_20	BACK-BACK	0.864	(E) 2-EALP035H5SM750NDD1BLCKF 17ft pole on 3ft base	300	40000	B4-U0-G2
	3	(E) SH5_20	SINGLE	0.864	(E) 1-EALP035H5SM750NDD1BLCKF 17ft pole on 3ft base	150	20000	B4-U0-G2
	32	A	SINGLE	0.864	CRUS-SC-LED-LW-CW MTD @ 15'	87.9	10871	B3-U0-G1
	1	D1H5_20	BACK-BACK	0.864	Relocated 2-EALP035H5SM750NDD1BLCKF 17ft pole on 3ft base	300	40000	B4-U0-G2
	5	SH5_20	SINGLE	0.864	Relocated 1-EALP035H5SM750NDD1BLCKF 17ft pole on 3ft base	150	20000	B4-U0-G2

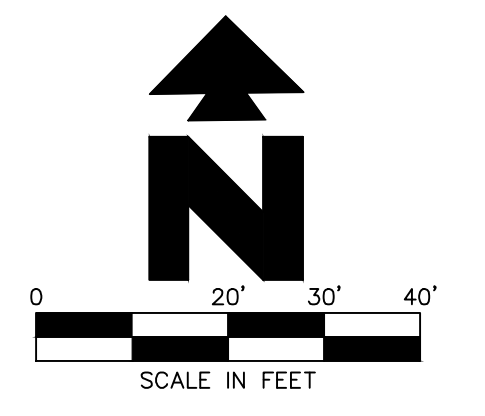
NOTE: VOLTAGE FOR THE FUEL STATION SITE LIGHTING PACKAGE MAY BE DIFFERENT THAN SITE LIGHTING ASSOCIATED WITH THE STORE PARKING LOT. VERIFY AVAILABLE VOLTAGE PRIOR TO SHIPPING.



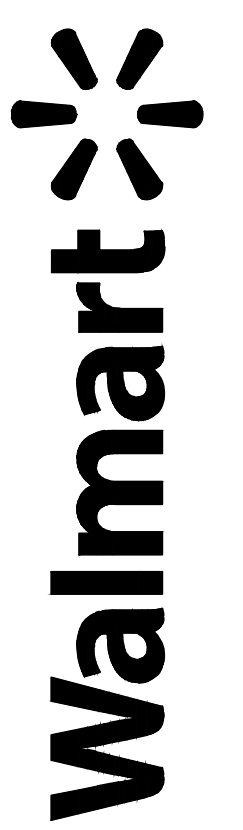
Relocate (5) SH5_20 and (1) D1H5_20 to new locations indicated.

Label	Avg	Max	Min	Max/Min
Entry Drive	1.84	10.38	0.37	28.05
Fuel Station	4.55	13.02	1.46	8.92
Limited Parking	3.43	11.45	0.87	13.16
Main Parking	1.99	6.12	0.19	32.21

Recommend accept lower than normal values as the existing LED upgrade was already much lower than normal, and other special lighting conditions: The overall pole height is lower than normal, and values drop off dramatically near the north side of the property. Additionally, this is located at the far perimeter and light levels should normally decline at the perimeter.



FUEL STATION #4335
11550 Meridian Market View
Falcon, CO 80831



FALCON, CO
GE EVOLVE AREA LUMINARIES
20 ft MOUNTING HEIGHTS
EXISTING AND NEW POLE LOCATIONS
TARGET: 2.75 fc AVG 1.50 fc MIN FUEL STATION
0.40 fc MIN ENTRY DRIVEWAYS

PROFESSIONAL OF RECORD
PROJECT MANAGER
DESIGNER
CEI PROJECT NUMBER
DATE
REVISION

PHOTOMETRIC PLAN
SHEET TITLE
SHEET NUMBER

APP C

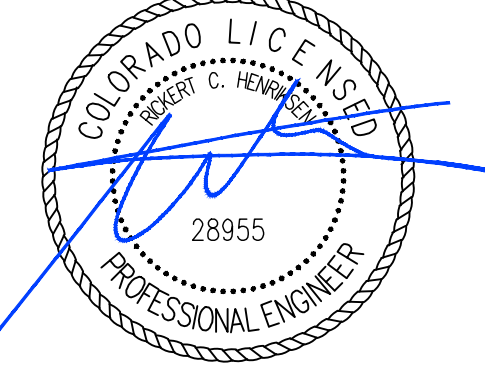
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	3	(E) D1H5_20	BACK-BACK	0.864	(E) 2-EALP035H5SM750NDD1BLCKF 17ft pole on 3ft base	300	40000	B4-U0-G2
	3	(E) SH5_20	SINGLE	0.864	(E) 1-EALP035H5SM750NDD1BLCKF 17ft pole on 3ft base	150	20000	B4-U0-G2
	32	A	SINGLE	0.864	CRUS-SC-LED-LW-CW MTD @ 15'	87.9	10871	B3-U0-G1
	1	D1H5_20	BACK-BACK	0.864	Relocated 2-EALP035H5SM750NDD1BLCKF 17ft pole on 3ft base	300	40000	B4-U0-G2
	5	SH5_20	SINGLE	0.864	Relocated 1-EALP035H5SM750NDD1BLCKF 17ft pole on 3ft base	150	20000	B4-U0-G2

NOTE: VOLTAGE FOR THE FUEL STATION SITE LIGHTING PACKAGE MAY BE DIFFERENT THAN SITE LIGHTING ASSOCIATED WITH THE STORE PARKING LOT. VERIFY AVAILABLE VOLTAGE PRIOR TO SHIPPING.

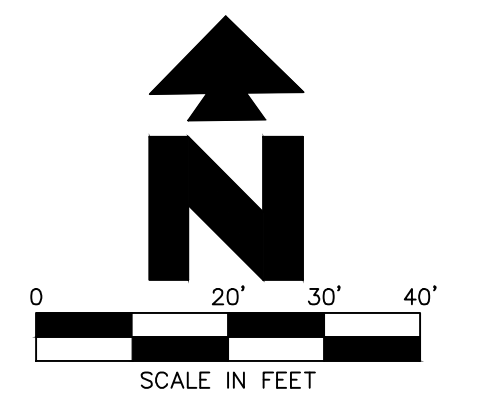


CEI ENGINEERING ASSOCIATES, INC.
710 W. PINEDALE AVE.
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

Phillip Bejarano - SLDP June'11



Date Signed: April 25, 2023

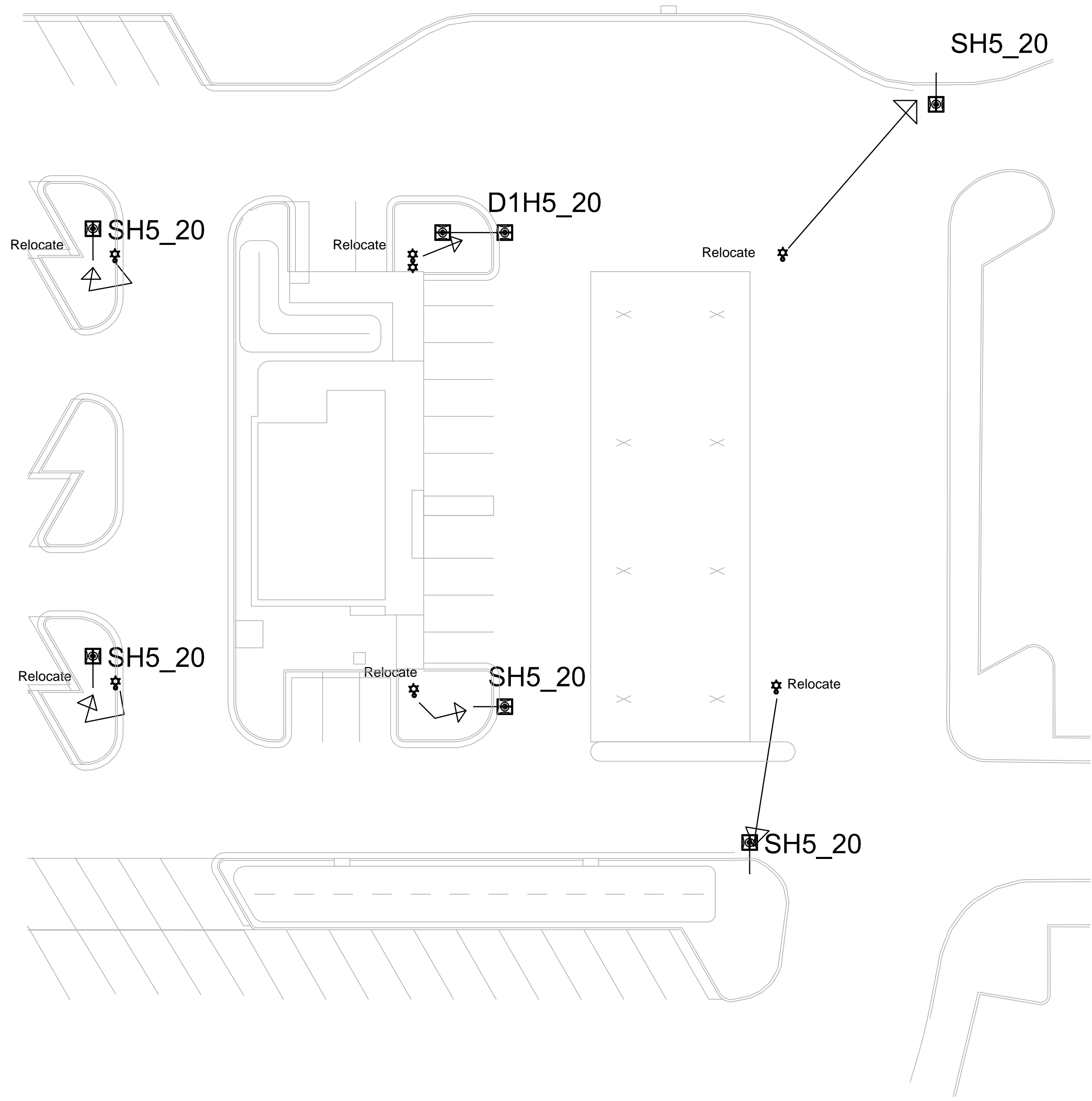


FUEL STATION #4335
11550 Meridian Market View
Falcon, CO 80831

PROFESSIONAL OF RECORD
PROJECT MANAGER
DESIGNER
CEI PROJECT NUMBER
DATE
REVISION

PHOTOMETRIC PLAN
SHEET TITLE
SHEET NUMBER

APP D



Relocate (5) SH5_20 and (1) D1H5_20 to new locations indicated.

Ordering Number Logic
Evolve™ LED Area Light (EALP)

PROJ. ID	GENERATION	VOLTAGE	OPTICAL DISTRIBUTION	CRI	CCT	DIMMING	CONTROLS	MOUNTING	COLOR	OPTIONS
EALP	01	120	SW	90	4000K	N	A	CL	GR	F

Legend:
 E = Evolve
 AL = Area Light
 P = Premium
 01 = 1st Generation
 120 = 120-277V
 SW = Symmetric Wide
 AF = Asymmetric Forward
 AW = Asymmetric Wide
 AN = Asymmetric Narrow
 AA = Asymmetric Auto
 90 = 90° Beam
 4000K = 4000K CCT
 50 = 5000K CCT
 N = No Dimming
 D = Dimming
 A = ANGI 7-pin PE receptacle
 D = ANGI 7-pin PE receptacle with shrouding
 CL = Integral PE receptacle
 GR = Gray
 BK = Black
 WH = White
 F = Fixing
 H = Histon
 S = Sensor
 C = CU/Canada
 L = Load-Less Grng
 P = Enhanced Surge Protection
 S1 = 10kV/3kA
 S2 = Rotated Right
 M = Rotated Left
 U = 5AUI dimming
 V = 7-pin Receptacle
 XXX = Special Options
 * Contact Manufacturer for availability
 + Compatible with LightScribe 2.0 nodes
 ** Not compatible with 347-480V or with motor sensor control
 † For aimed left or right light distribution orientation, as specified in manufacturing
 ‡ Not applicable for Symmetric Distributions

OPTICAL CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS	TYPICAL SYSTEM WATTAGE	BUG RATING	IES FILE NUMBER
CS	Symmetric Medium	7500	8000	67	B3-U0-G2
DS	Symmetric Medium	9400	10000	89	B3-U0-G2
FS	Symmetric Medium	24100	25000	140	B4-U0-G2
HS	Symmetric Medium	18800	20000	183	B4-U0-G2
JS	Symmetric Medium	23500	25000	220	B3-U0-G3
KS	Symmetric Medium	28300	30000	274	B3-U0-G3
LS	Symmetric Medium	31700	33600	330	B3-U0-G4
MS	Symmetric Wide	8000	8600	67	B3-U0-G1
NS	Symmetric Wide	10000	10600	89	B3-U0-G1
OS	Symmetric Wide	15100	16000	140	B3-U0-G2
SS	Symmetric Wide	20100	21300	183	B4-U0-G2
TS	Symmetric Wide	25200	26700	220	B4-U0-G2
US	Symmetric Wide	30200	32000	274	B3-U0-G2
VS	Symmetric Wide	33600	35900	330	B3-U0-G3
CA	Asymmetric Forward	7000	7500	73	B1-U0-G2
DA	Asymmetric Forward	9400	10000	93	B2-U0-G2
FA	Asymmetric Forward	24100	25000	136	B2-U0-G3
HA	Asymmetric Forward	18800	20000	183	B3-U0-G4
JA	Asymmetric Forward	23500	25000	220	B3-U0-G4
KA	Asymmetric Forward	28300	30000	274	B3-U0-G4
LA	Asymmetric Forward	31700	33600	330	B3-U0-G5
C3	Asymmetric Wide	7500	8000	73	B1-U0-G1
D3	Asymmetric Wide	10000	10600	93	B2-U0-G2
F3	Asymmetric Wide	15100	16000	136	B2-U0-G2
H3	Asymmetric Wide	20100	21300	183	B3-U0-G2
J3	Asymmetric Wide	25200	26700	220	B3-U0-G3
K3	Asymmetric Wide	30200	32000	274	B3-U0-G3
L3	Asymmetric Wide	33600	35900	330	B3-U0-G4
C2	Asymmetric Narrow	7300	7800	73	B2-U0-G2
D2	Asymmetric Narrow	9800	10400	93	B2-U0-G2
F2	Asymmetric Narrow	14700	15600	136	B3-U0-G3
H2	Asymmetric Narrow	19600	20800	183	B3-U0-G3
J2	Asymmetric Narrow	24500	26000	220	B3-U0-G3
K2	Asymmetric Narrow	29400	31200	274	B3-U0-G3
L2	Asymmetric Narrow	33300	34900	330	B3-U0-G4
KA	Asymmetric Auto	32700	34600	274	B4-U0-G3
LA	Asymmetric Auto	36600	38800	330	B4-U0-G3

FALCON, CO
GE EVOLVE AREA LUMINARIES
20 ft MOUNTING HEIGHTS
EXISTING AND NEW POLE LOCATIONS
TARGET: 2.75 fc AVG 1.50 fc MIN FUEL STATION
0.40 fc MIN ENTRY DRIVEWAYS

Existing Sign



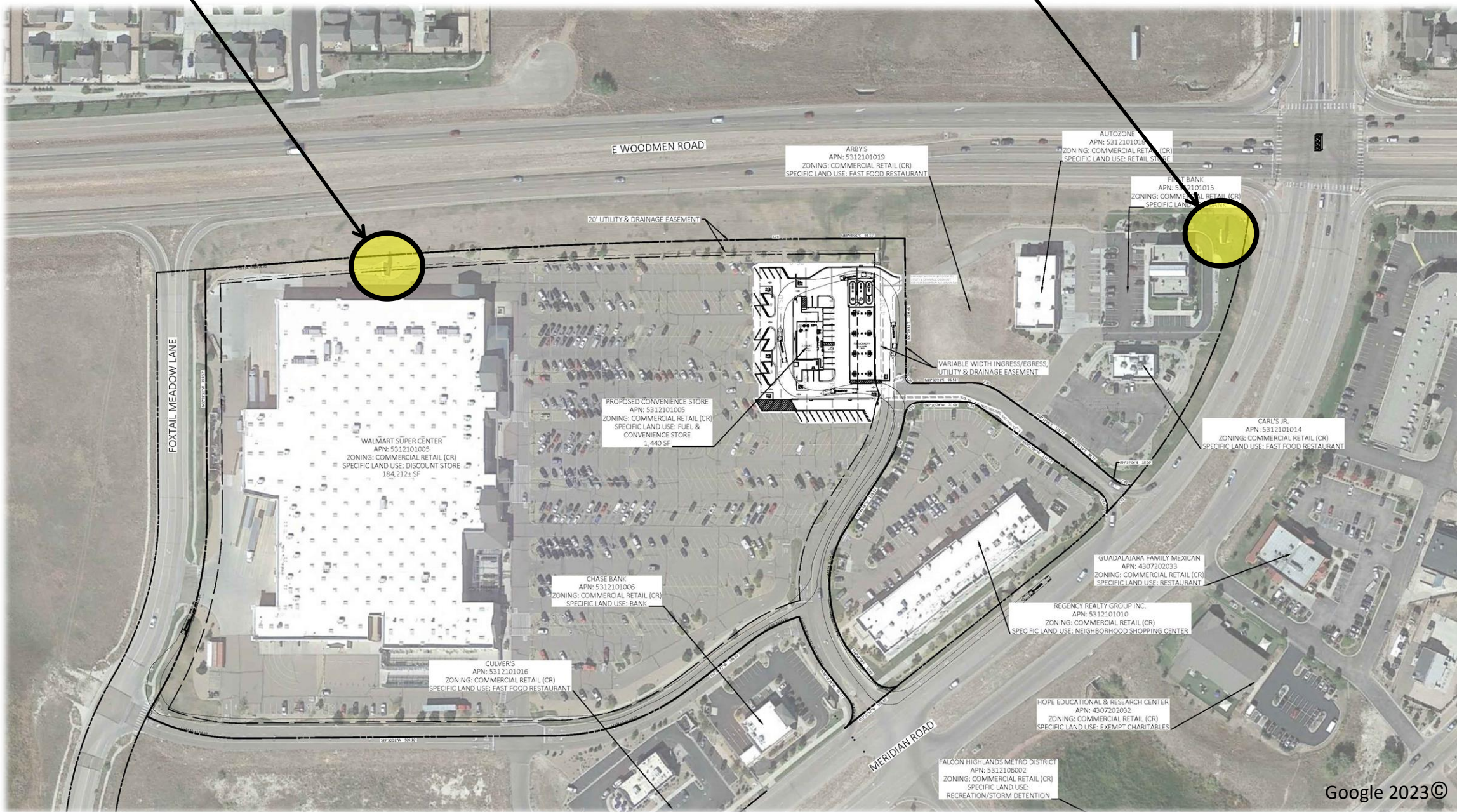
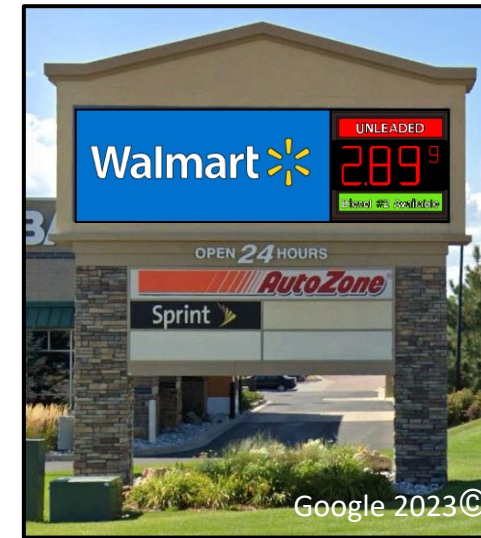
Proposed Sign



Existing Sign



Proposed Sign



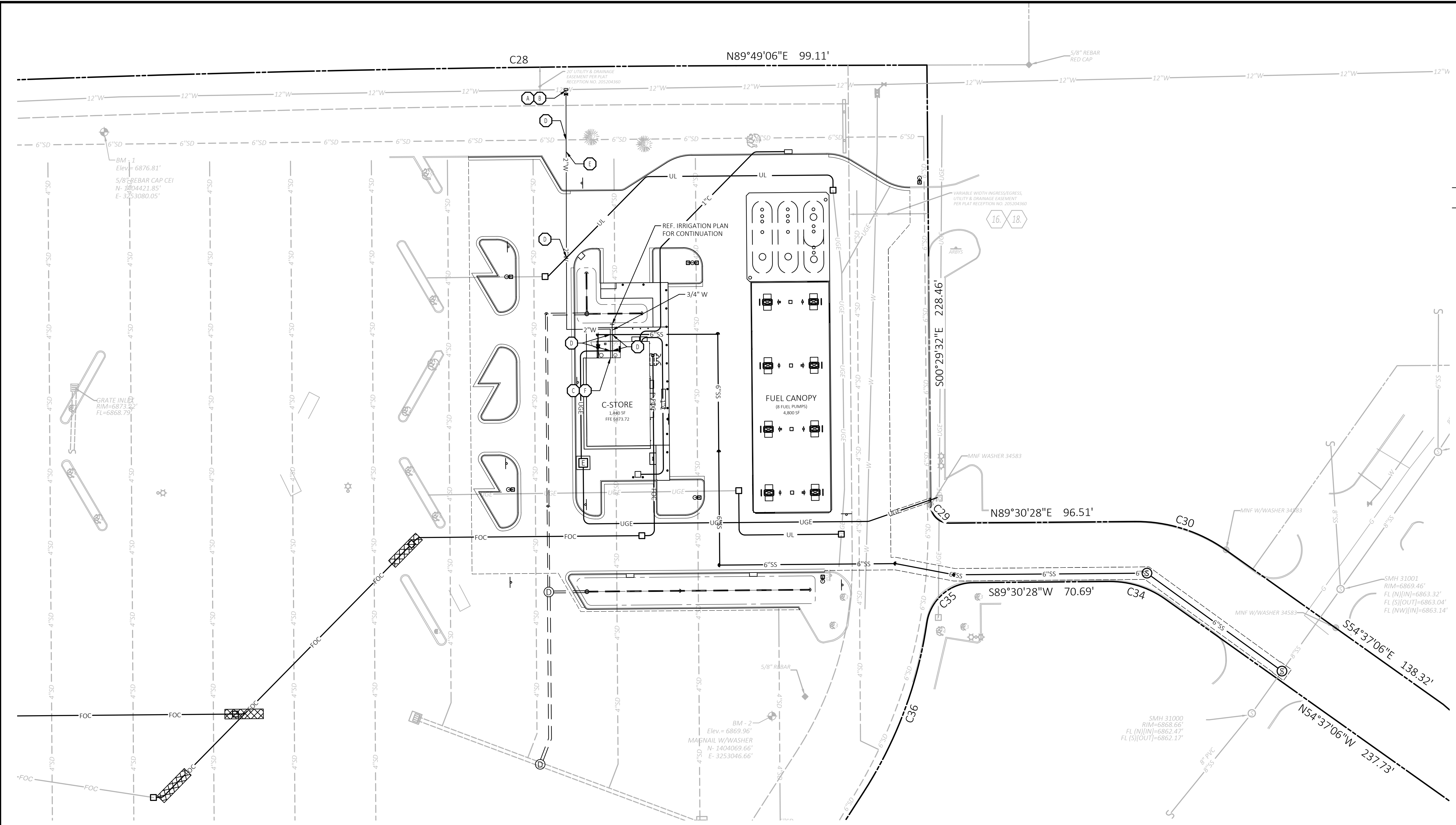
Google 2023©



REVISION		
NO.	DESCRIPTION	DATE



PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	4/27/2023
REVISION	REV-0



SITE BENCHMARK

BENCHMARK #1:
N: 205272.92'
E: 325289.81' (GROUND)
ELEV: 6876.81'
5/8" REBAR WITH CAP SET ON THE NORTH SIDE OF SUBJECT AREA.

BENCHMARK #2:
N: 244000.79'
E: 325046.96'
ELEV: 6869.90'
MAGNOL WITH WASTER CEI SET SOUTH OF SUBJECT AREA, 19.96' SOUTHWEST OF A 5/8" REBAR AND 57.68' SOUTHWEST OF A DECIDUOUS TREE.

GENERAL UTILITY NOTES

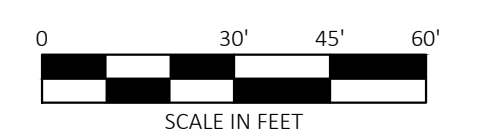
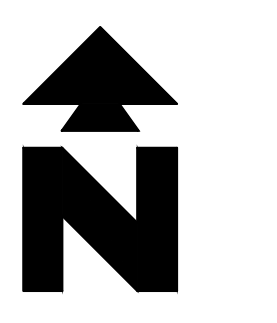
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- WATER LINES SHALL BE AS FOLLOWS:
WATER LINES 1/4" THROUGH 2" SHALL CONSTRUCTED OF TYPE K COPPER WITH 5/6" OF MINIMUM COVER.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- WATER AND SANITARY SEWER SHALL HAVE MINIMUM TEN FEET HORIZONTAL CLEARANCE (PARALLEL, OUTSIDE EDGE TO OUTSIDE EDGE OF PIPE).
- ALL UTILITIES SHALL HAVE MINIMUM 18 INCHES VERTICAL CLEARANCE (OUTSIDE EDGE TO OUTSIDE VERTICAL CLEARANCE).
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 30 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18 INCHES CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS:
ALL WATER AND SANITARY SEWER PIPE SHALL BE INSTALLED PER "UTILITY TRENCH & BEDDING" DETAIL, REF WATER PLAN DETAILS, SHEET 2 OF 2.
- NOTE: FALCON HIGHLANDS METROPOLITAN DISTRICT (FHMD) ADOPTED WOODMEN HILLS METROPOLITAN DISTRICT (WHMD) STANDARDS AND SPECIFICATIONS AS OF JULY 2021

EXISTING LEGEND

---X"SD---	Under Pavement Drain
---	Boundary Line
---	Adjoining Boundary Line
---UGT---	Underground Telephone Line
---UGE---	Underground Electric Line
---OHE---	Overhead Electric Line
---	Gas Line
---	Wood Fence Line
---	Break Line
---	Sanitary Sewer Line
---	Storm Drainage Pipe
---	Easement Line
---	Right-of-Way Line
---	Benchmark (BM)
---	Found Aluminum Cap (As Noted)
---	Drainage Manhole (DMH)
---	Sewer Manhole (SMH)
---	Electric Riser
---	Telephone Riser
---	Fiber Optic Vault
---	Traffic Signal Vault
---	Electric Vault
---	Water Valve
---	Traffic Sign (Type of Sign)
---	Sewer Clean Out
---	Light Pole (1 Lamp)
---	Light Pole (4 Lamps)
---	Traffic Light (2 Lamps)
---	Tree (Deciduous)
---	Tree (Evergreen)
---	Record Bearing & Distance per Plot (k-2007), Pg. 18
---	Reinforced Concrete Pipe
---	Right-of-Way
---	Corrugated Metal Pipe
---	Double Pole Pylon Sign
---	Polyvinyl Chloride Pipe

UTILITY LEGEND

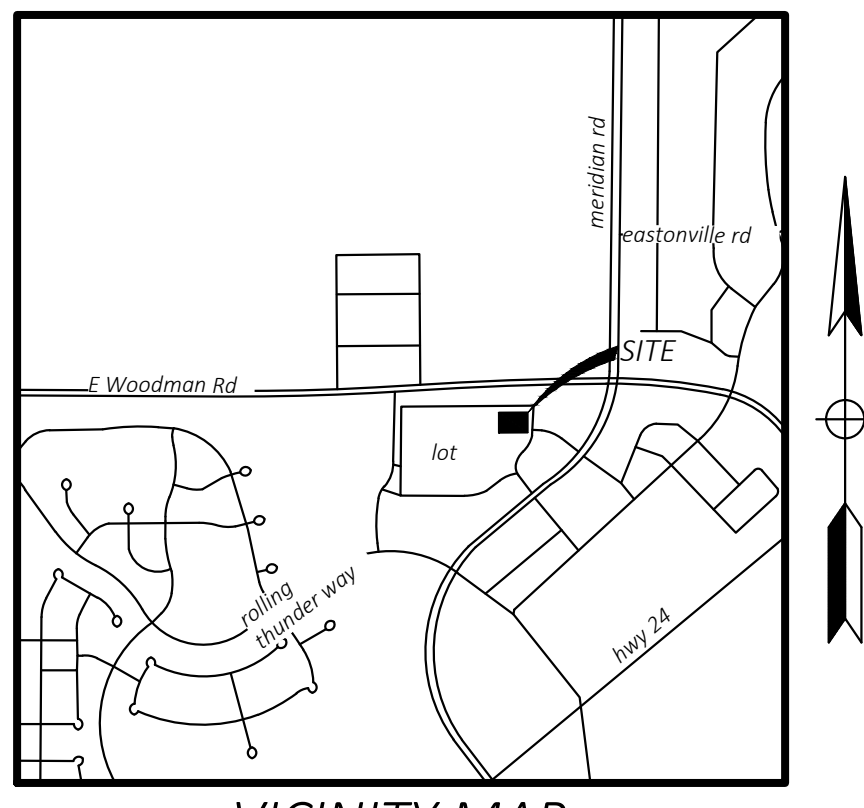
- A POINT OF CONNECTION - DOMESTIC WATER SERVICE PER WHMD DETAIL W-35. REF WATER PLAN DETAILS, SHEET 2 OF 2
- B LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
- C DOMESTIC WATER BUILDING ENTRY. REF ARCH / MEP PLANS FOR CONTINUATION.
- D MAINTAIN 18 INCHES VERTICAL SEPARATION FROM OTHER UTILITIES.
- E 2" DOMESTIC WATER SERVICE.
- F 2" INTERNAL WATER METER & BACKFLOW ASSEMBLY FOR 2" DOMESTIC AND 3/4" IRRIGATION PER WHMD DETAIL W-39 & ARCH PLANS. REF WATER PLAN DETAILS, SHEET 2 OF 2



Know what's below.
Call before you dig.

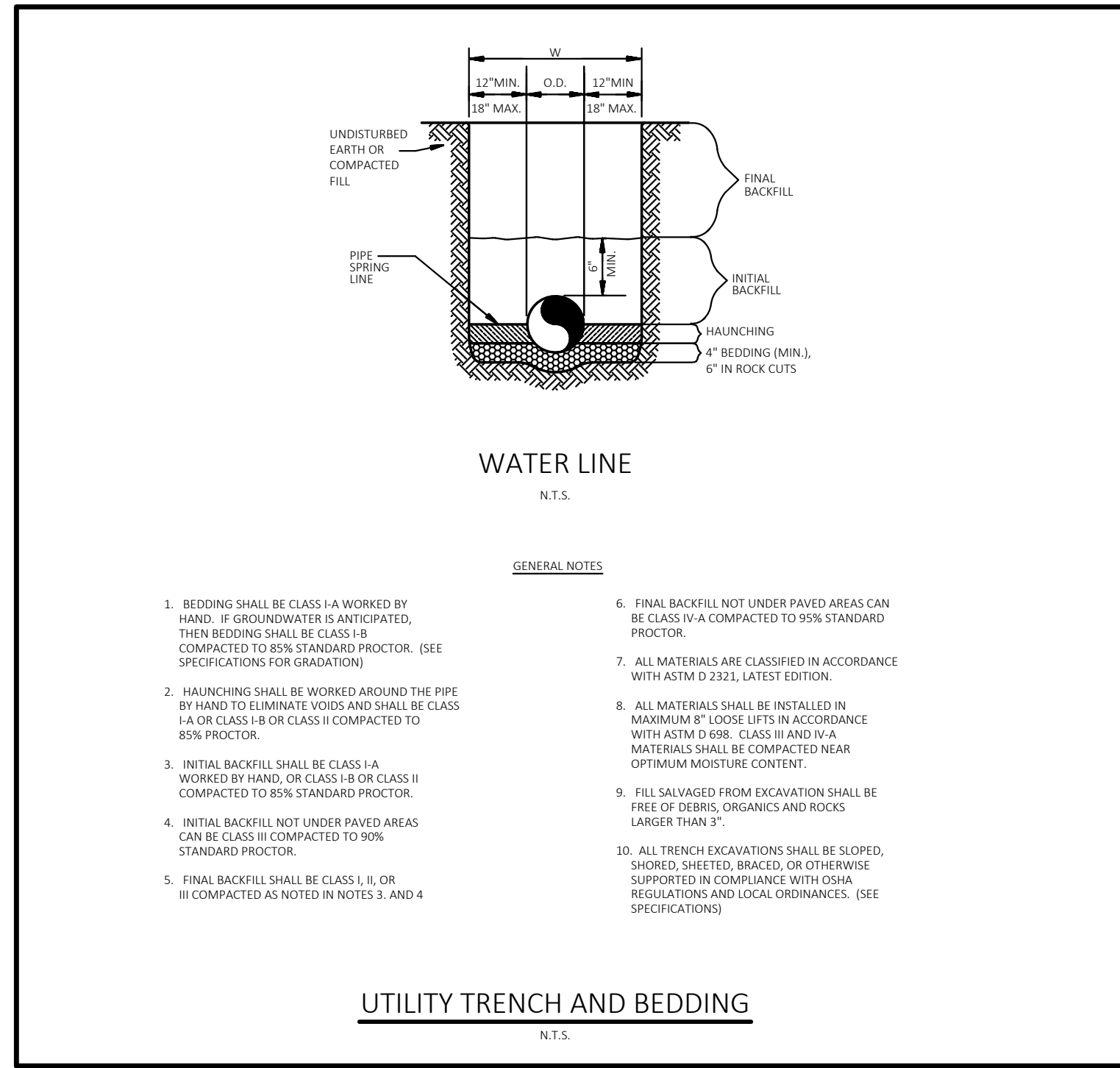
PROPOSED LEGEND

---	STORM DRAIN
---X"SS---	SANITARY SEWER SERVICE
---UGE---	UNDERGROUND ELECTRIC SERVICE
---X"W---	WATER SERVICE
---FOC---	FIBER OPTIC CONDUITS
---UL---	UNDERGROUND LIGHTING
---	LIMITS OF BORING PIT/PAVEMENT REPLACEMENT

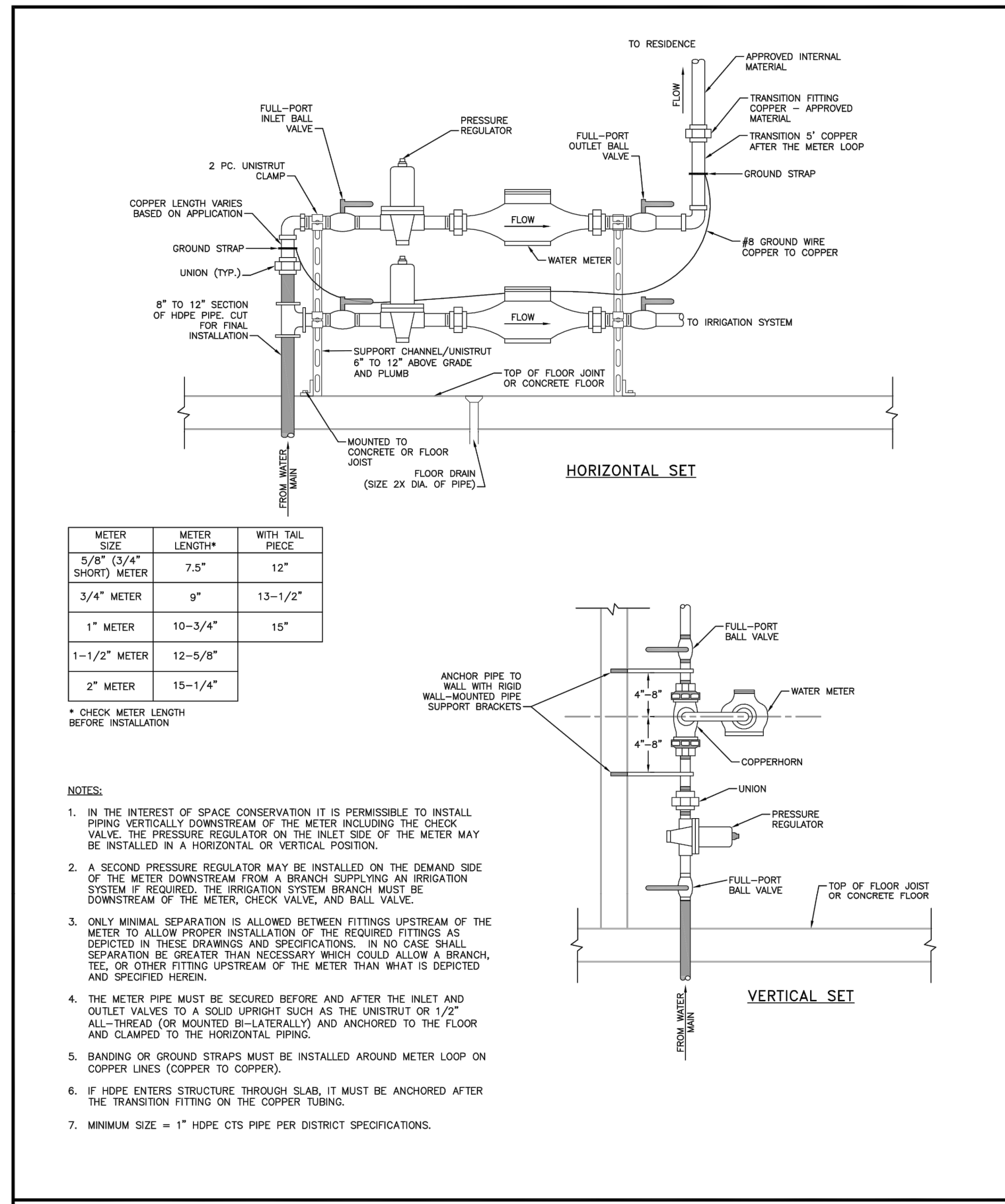


VICINITY MAP
NOT TO SCALE
Latitude: 38°56'23"N
Longitude: 104°36'35"W

DRAWING LOCATION - P:\32000\32639\01DRAWINGS\DESIGN\WORKING\32639 UP WATER.DWG - SAVED BY: MDURBIN



- GENERAL NOTES**
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND IF GROUNDWATER IS ANTICIPATED. THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRAVITON)
 2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
 3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
 4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS II COMPACTED TO 90% STANDARD PROCTOR.
 5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
 6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS I-A COMPACTED TO 85% STANDARD PROCTOR.
 7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321, LATEST EDITION.
 8. ALL MATERIALS SHALL BE INSTALLED IN MINIMUM 6\"/>

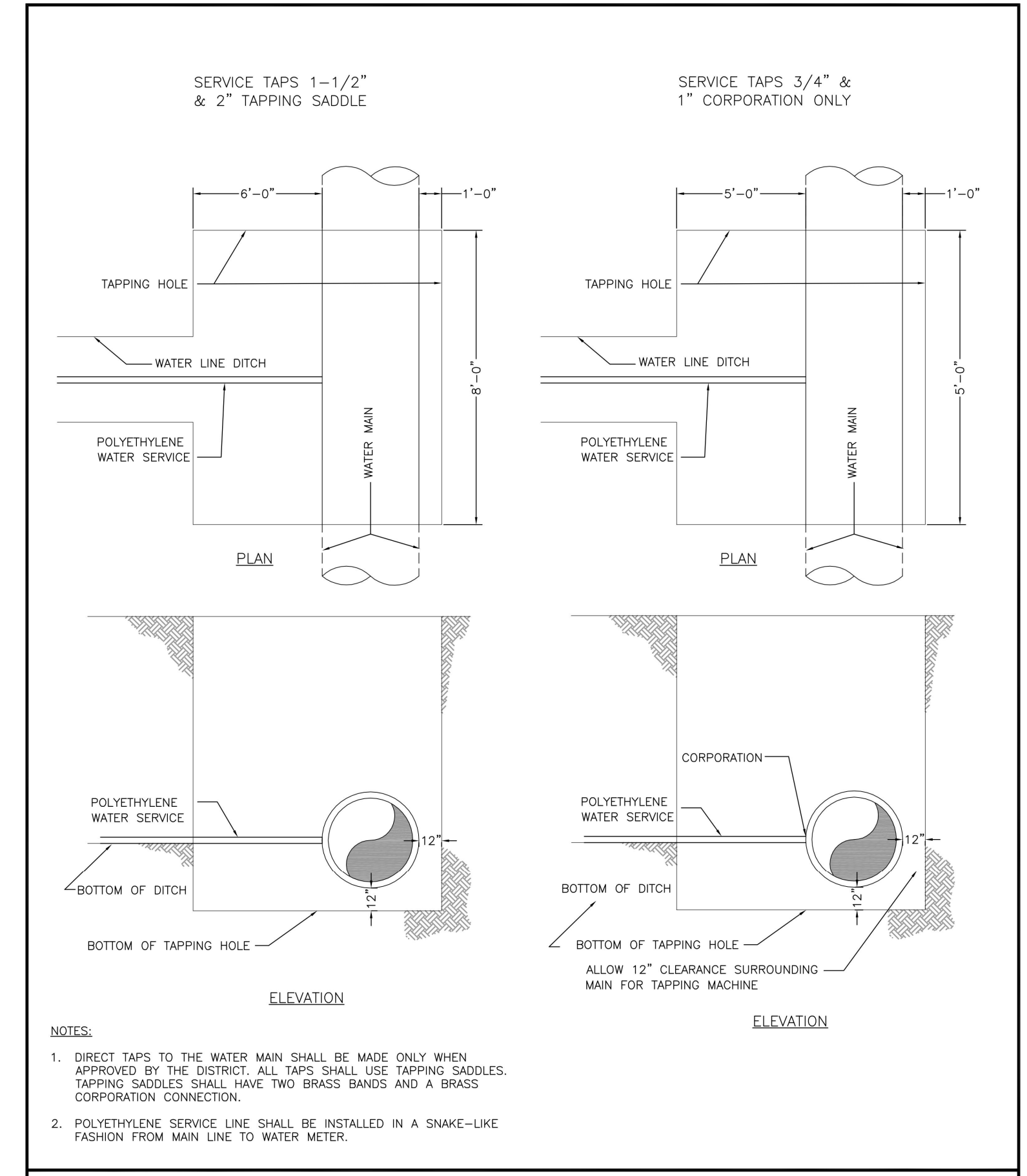


METER SIZE	METER LENGTH*	WITH TAIL PIECE
5/8\"/>		

- NOTES**
1. IN THE INTEREST OF SPACE CONSERVATION IT IS PERMISSIBLE TO INSTALL PIPING VERTICALLY DOWNSTREAM OF THE METER INCLUDING THE CHECK VALVE. THE PRESSURE REGULATOR ON THE INLET SIDE OF THE METER MAY BE INSTALLED IN A HORIZONTAL OR VERTICAL POSITION.
 2. A SECOND PRESSURE REGULATOR MAY BE INSTALLED ON THE DEMAND SIDE OF THE METER DOWNSTREAM FROM A BRANCH SUPPLYING AN IRRIGATION SYSTEM IF REQUIRED. THE IRRIGATION SYSTEM BRANCH MUST BE DOWNSTREAM OF THE METER, CHECK VALVE, AND BALL VALVE.
 3. ONLY MINIMAL SEPARATION IS ALLOWED BETWEEN FITTINGS UPSTREAM OF THE METER TO ALLOW PROPER INSTALLATION OF THE REQUIRED FITTINGS AS DEPICTED IN THESE DRAWINGS AND SPECIFICATIONS. IN NO CASE SHALL SEPARATION BE GREATER THAN NECESSARY WHICH COULD ALLOW A BRANCH, TEE, OR OTHER FITTING UPSTREAM OF THE METER THAN WHAT IS DEPICTED AND SPECIFIED HEREIN.
 4. THE METER PIPE MUST BE SECURED BEFORE AND AFTER THE INLET AND OUTLET VALVES TO A SOLID UPRIGHT SUCH AS THE UNISTRUT OR 1/2\"/>

WATER METER LOOP FOR 3/4" THROUGH 2" METERS

Drawn: GJM	Revised: DECEMBER 2021	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-39
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		



TAPPING DETAIL - 3/4" THROUGH 2"

Drawn: SKD	Revised: DECEMBER 2021	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-35
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		



CEI ENGINEERING ASSOC., INC.
 710 W PINEDALE AVE
 FRESNO, CA 93711
 PHONE: (559) 447-3119
 FAX: (559) 447-3129

REVISION		
NO.	DESCRIPTION	DATE

FUEL STATION #4335
 11550 MERIDIAN MARKET VIEW
 FALCON, CO



PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	4/27/2023
REVISION	REV-0

WATER PLAN DETAILS
 SHEET TITLE
 SHEET NUMBER
2 OF 2

REVISION		
NO.	DESCRIPTION	DATE

FUEL STATION #4335
11550 MERIDIAN MARKET VIEW
FALCON, CO



PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	5/12/2023
REVISION	REV-0

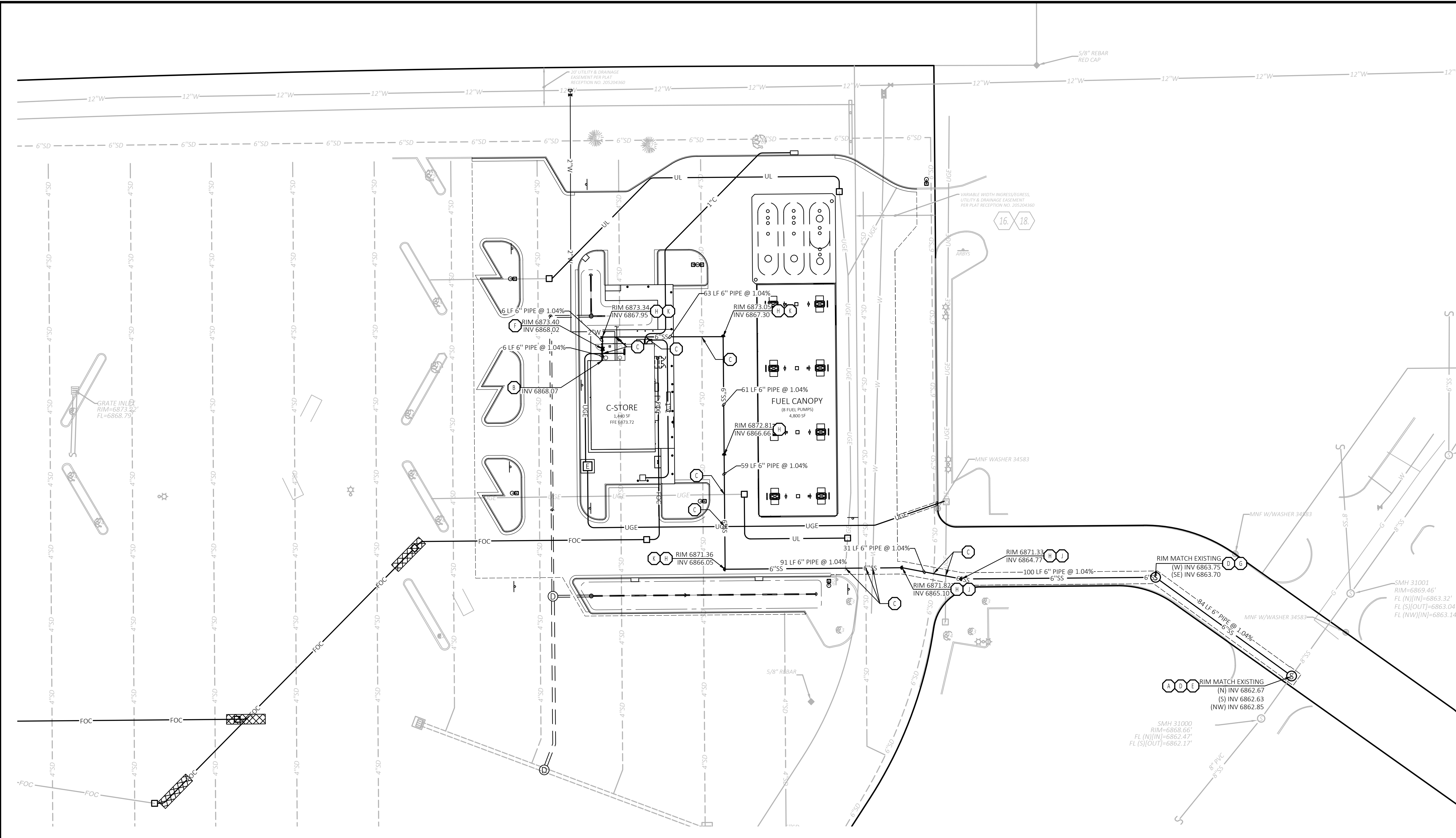
SANITARY SEWER PLAN
SHEET TITLE
SHEET NUMBER

SITE BENCHMARK	
BENCHMARK #1:	N: 3404372.92 E: 3250999.81 (GROUND) ELEV: 6876.81 5/8" REBAR WITH CAP SET ON THE NORTH SIDE OF SUBJECT AREA.
BENCHMARK #2:	N: 3404269.66 E: 3233046.66 ELEV: 6869.90 MAGNOL WITH WASTER CEI SET SOUTH OF SUBJECT AREA, 19.96' SOUTHWEST OF A 5/8" REBAR AND 57.68' SOUTHWEST OF A DECIDUOUS TREE.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

GENERAL UTILITY NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
ALL SANITARY SEWER LINE SHALL BE MADE OF POLYVINYL CHLORIDE (PVC) PIPE THAT MEETS ASTM STANDARD AND IS GREEN IN COLOR, WITH 5/6" OF MINIMUM COVER.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- WATER AND SANITARY SEWER SHALL HAVE MINIMUM TEN FEET HORIZONTAL CLEARANCE (PARALLEL, OUTSIDE EDGE TO OUTSIDE EDGE OF PIPE).
- ALL UTILITIES SHALL HAVE MINIMUM 18 INCHES VERTICAL CLEARANCE (OUTSIDE EDGE TO OUTSIDE EDGE OF PIPE), COORDINATE WITH UTILITY AUTHORITY FOR ANY CROSSINGS LESS THAN 18 INCHES VERTICAL CLEARANCE.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 30 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18 INCHES CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- WHEN IN PAVED AREAS, TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND WHEN IN UNPAVED AREAS, TOPS SHALL BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE SANITARY SEWER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS:
ALL SANITARY SEWER PIPE SHALL BE INSTALLED PER "UTILITY TRENCH & BIDDING" DETAIL, REF SANITARY SEWER PLAN DETAILS, SHEET 2 OF 2.
- NOTE: FALCON HIGHLANDS METROPOLITAN DISTRICT (FHMD) ADOPTED WOODMEN HILLS METROPOLITAN DISTRICT (WHMD) STANDARDS AND SPECIFICATIONS AS OF JULY 2021.

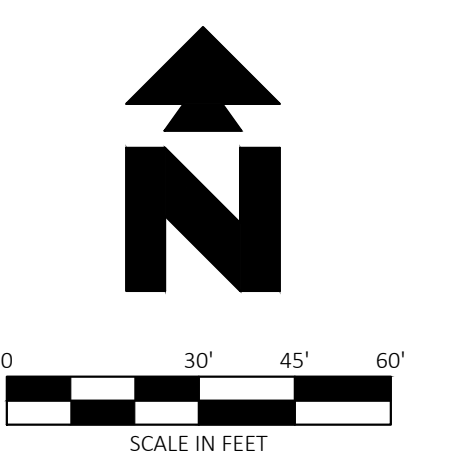


EXISTING LEGEND

---X'SD---	Under-Pavement Drain
---	Boundary Line
---	Adjoining Boundary Line
---UGT---	Underground Telephone Line
---UGE---	Underground Electric Line
---OHE---	Overhead Electric Line
---	Gas Line
---	Wood Fence Line
---	Break Line
---	Sanitary Sewer Line
---	Storm Drainage Pipe
---	Easement Line
---	Right-of-Way Line
---	Benchmark (BM)
---	Found Aluminum Cap (As Noted)
---	Drainage Manhole (DMH)
---	Sewer Manhole (SMH)
---	Electric Riser
---	Telephone Riser
---	Fiber Optic Vault
---	Traffic Signal Vault
---	Electric Vault
---	Water Valve
---	Traffic Sign (Type of Sign)
---	Sewer Clean Out
---	Light Pole (1 Lamp)
---	Light Pole (4 Lamps)
---	Traffic Light (2 Lamps)
---	Tree (Deciduous)
---	Tree (Evergreen)
---	Record Bearing & Distance per Plat bk. 2007, Pg. 18
---	Reinforced Concrete Pipe
---	Right-of-Way
---	Corrugated Metal Pipe
---	Double Pole Pylon Sign
---	Polyvinyl Chloride Pipe

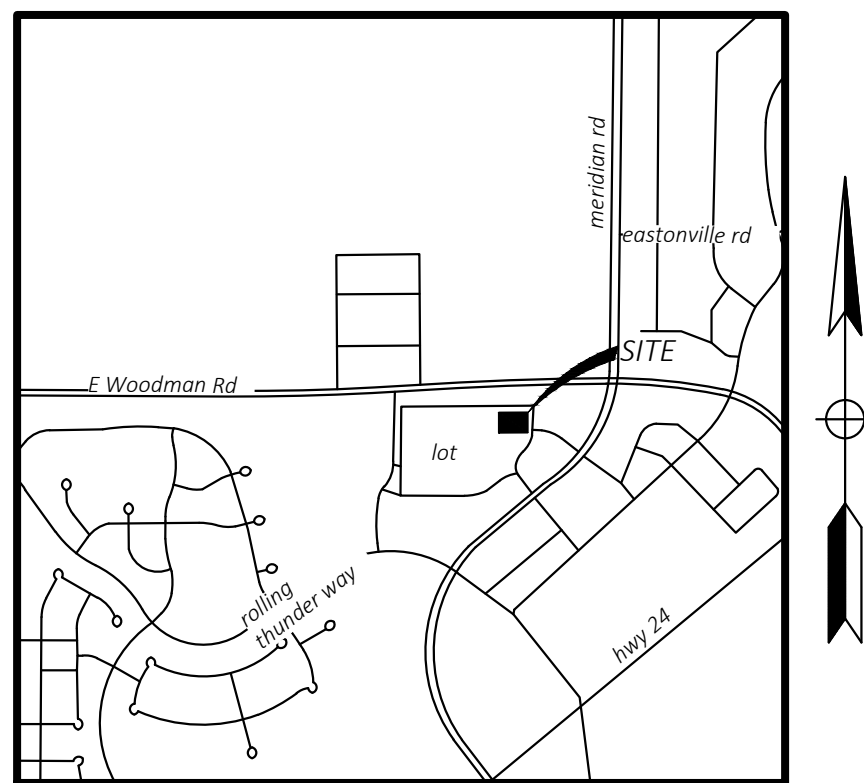
UTILITY LEGEND

- A LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
- B SANITARY SEWER BUILDING ENTRY, REF ARCH / MEP PLANS FOR CONTINUATION. MAINTAIN 18 INCHES VERTICAL SEPARATION.
- C SANITARY SEWER MANHOLE (PRECAST) PER WHMD DETAIL WW-2
- D POINT OF CONNECTION - SANITARY SEWER SERVICE PER WHMD STANDARDS.
- F DUAL CLEANOUT - SEE DETAIL SHEETS.
- G 22.5 DEG BEND
- H CLEANOUT - SEE DETAIL SHEETS.
- J 11.25 DEG BEND
- K 90 DEG BEND



PROPOSED LEGEND

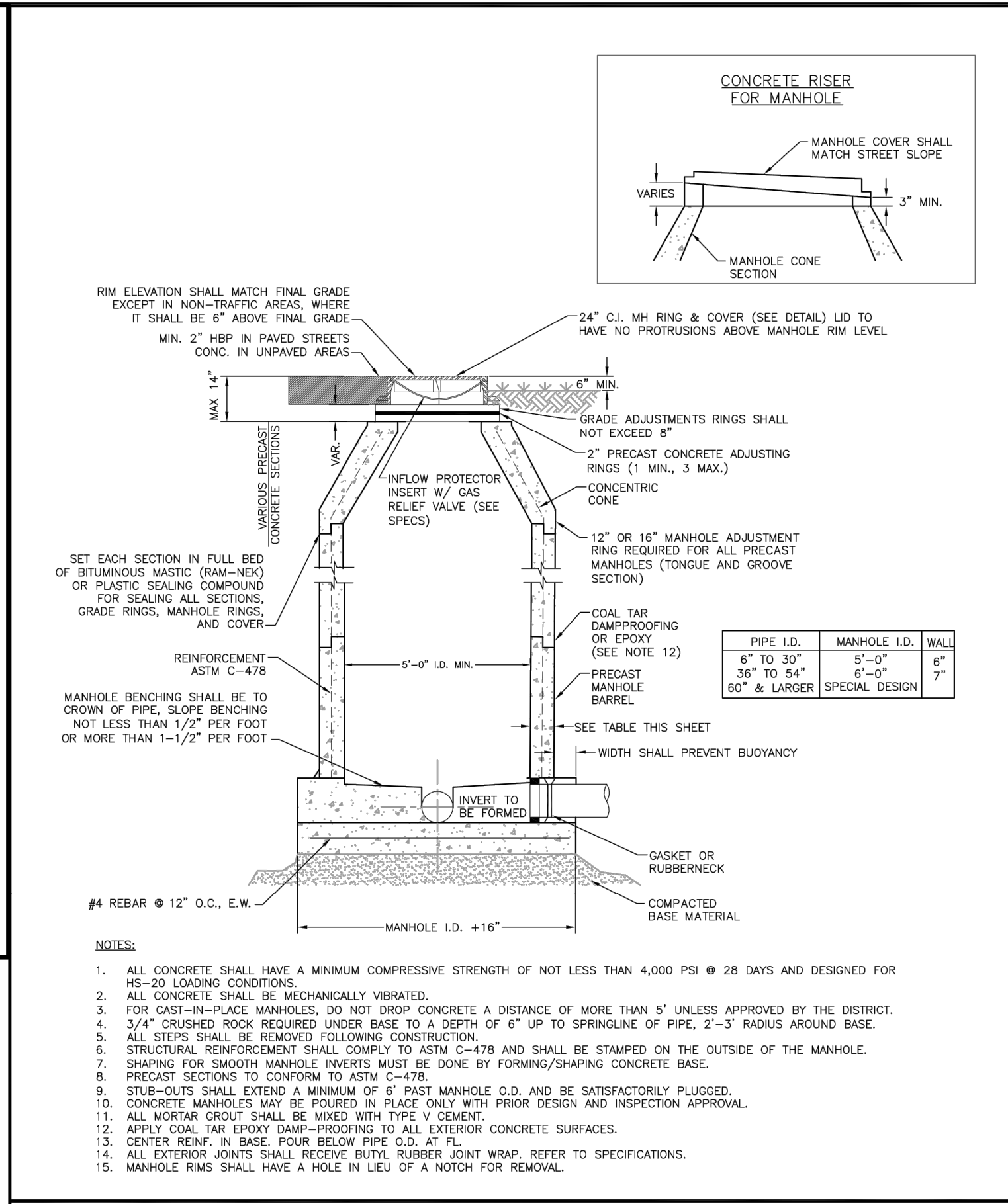
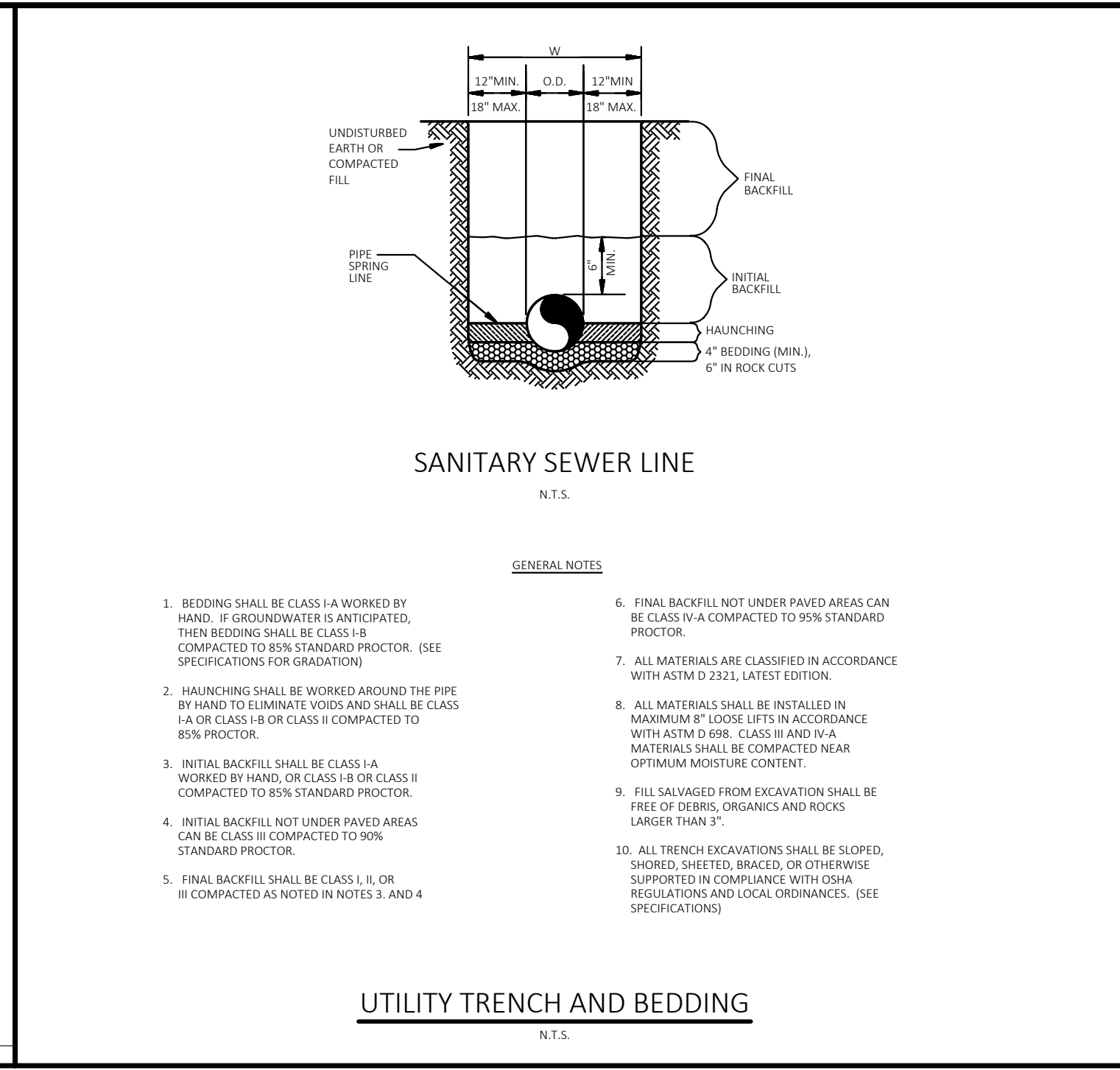
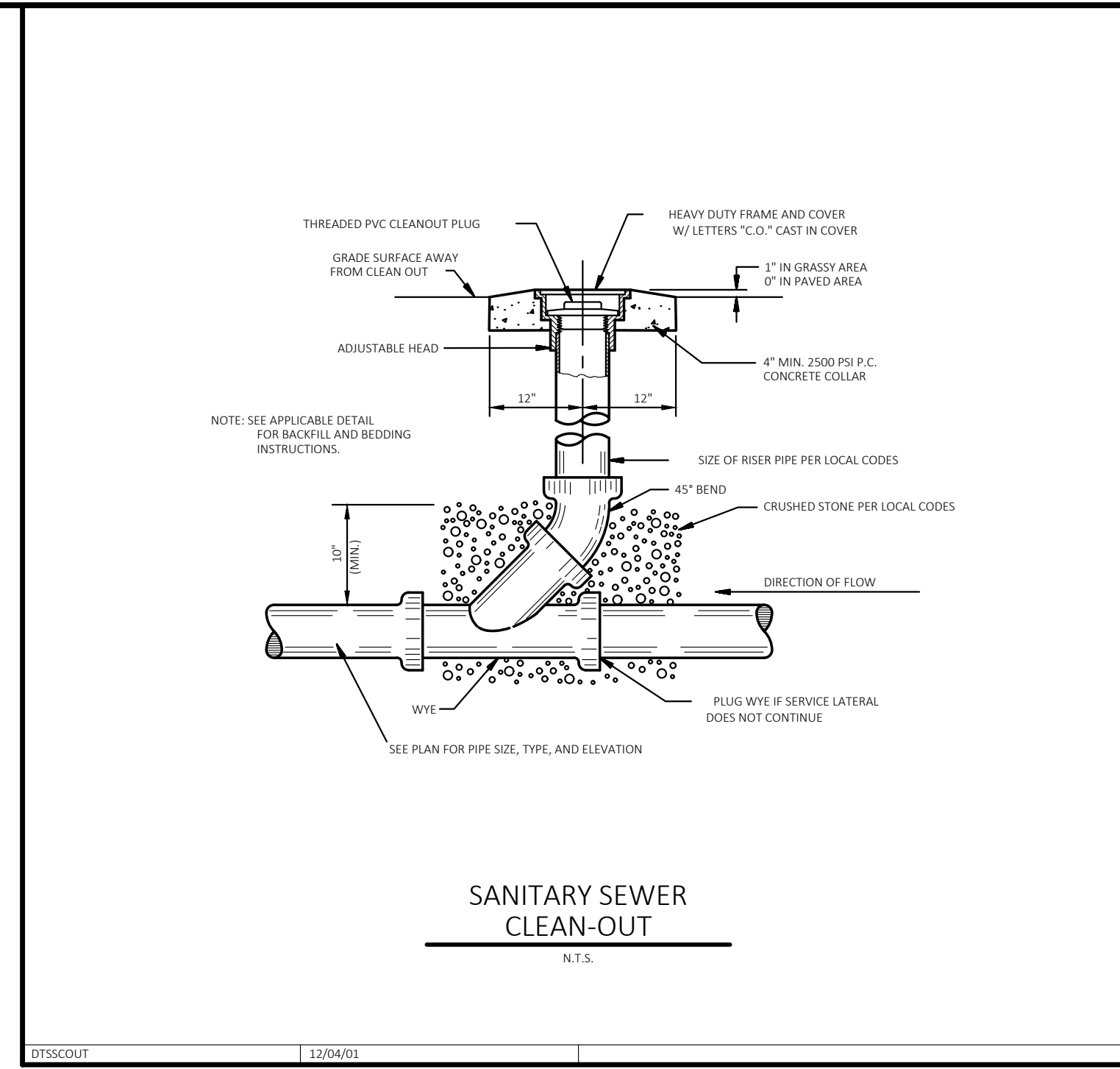
---	STORM DRAIN
---X'SS---	SANITARY SEWER SERVICE
---UGE---	UNDERGROUND ELECTRIC SERVICE
---X'W---	WATER SERVICE
---FOC---	FIBER OPTIC CONDUITS
---UL---	UNDERGROUND LIGHTING
---	LIMITS OF BORING/PIT/PAVEMENT REPLACEMENT



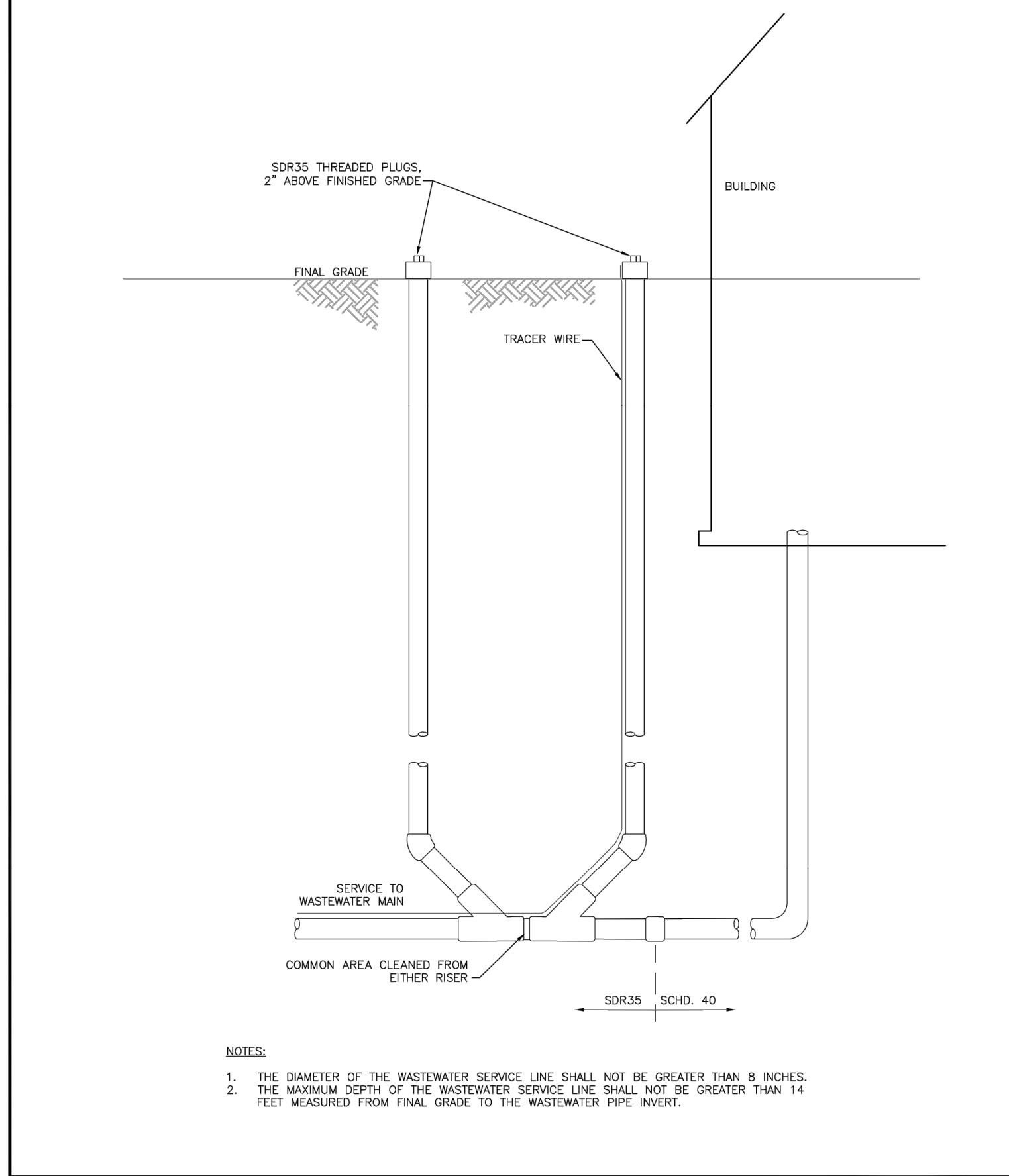
VICINITY MAP

NOT TO SCALE
Latitude: 38°56'23"N
Longitude: 104°36'35"W

DRAWING LOCATION - P:\32000\32639\0\DRAWINGS\DESIGN\WORKING\32639-UP (SANITARY SEWER).DWG - SAVED BY - DVONG



NO.	DESCRIPTION	DATE



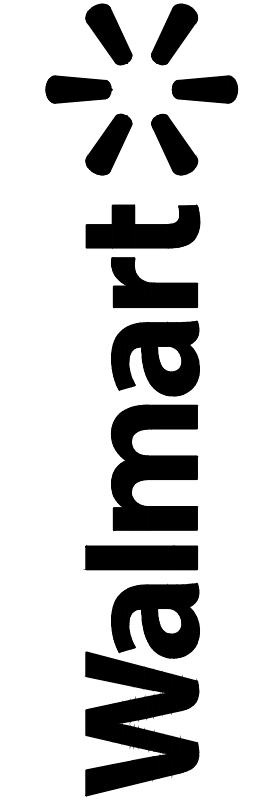
NO.	DESCRIPTION	DATE



CEI ENGINEERING ASSOC., INC.
710 W PINDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

NO.	DESCRIPTION	DATE

FUEL STATION #4335
11550 MERIDIAN MARKET VIEW
FALCON, CO



PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	5/12/2023
REVISION	REV-0

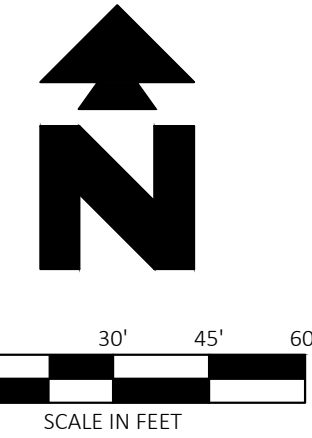
SANITARY SEWER
PLAN DETAILS
SHEET TITLE
SHEET NUMBER

REVISION		
NO.	DESCRIPTION	DATE

SITE BENCHMARK

BENCHMARK #1:
N: 468423.27
E: 325209.81 (GROUND)
ELEV: 6876.81'
5/8" REBAR WITH CAP SET ON THE NORTH SIDE OF SUBJECT AREA.

BENCHMARK #2:
N: 344002.66
E: 325304.66
ELEV: 6869.96'
MAGNOL WITH WASTER CEI SET SOUTH OF SUBJECT AREA, 19.96' SOUTHWEST OF A 5/8" REBAR AND 57.68' SOUTHWEST OF A DECIDUOUS TREE.

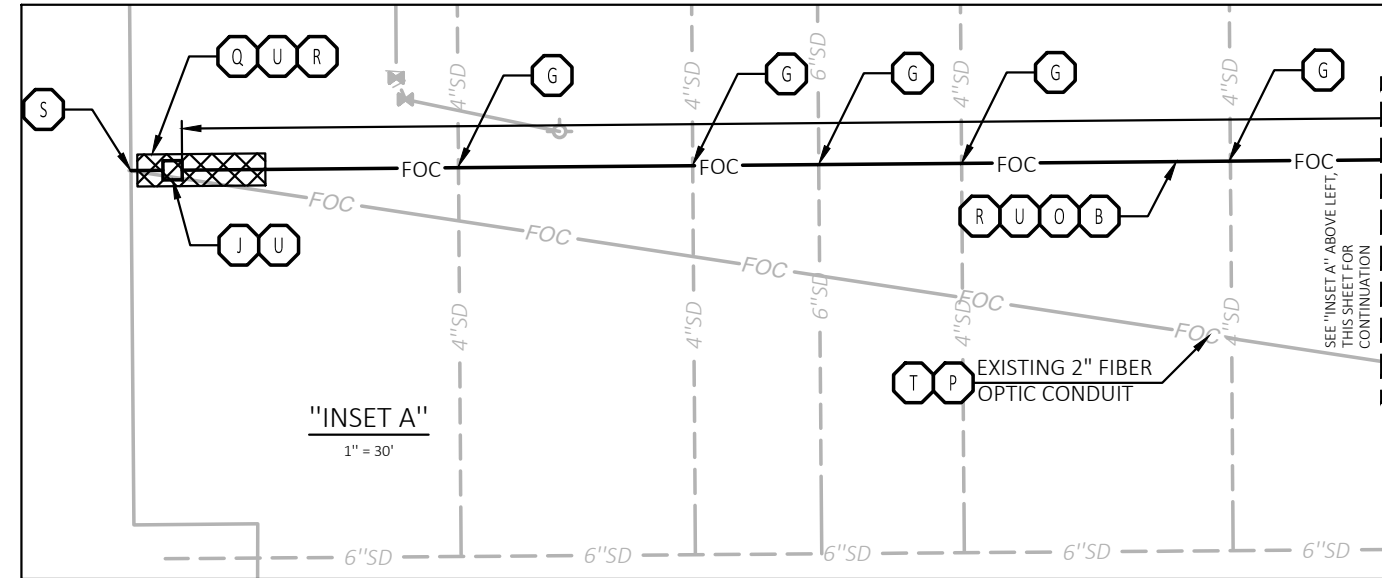
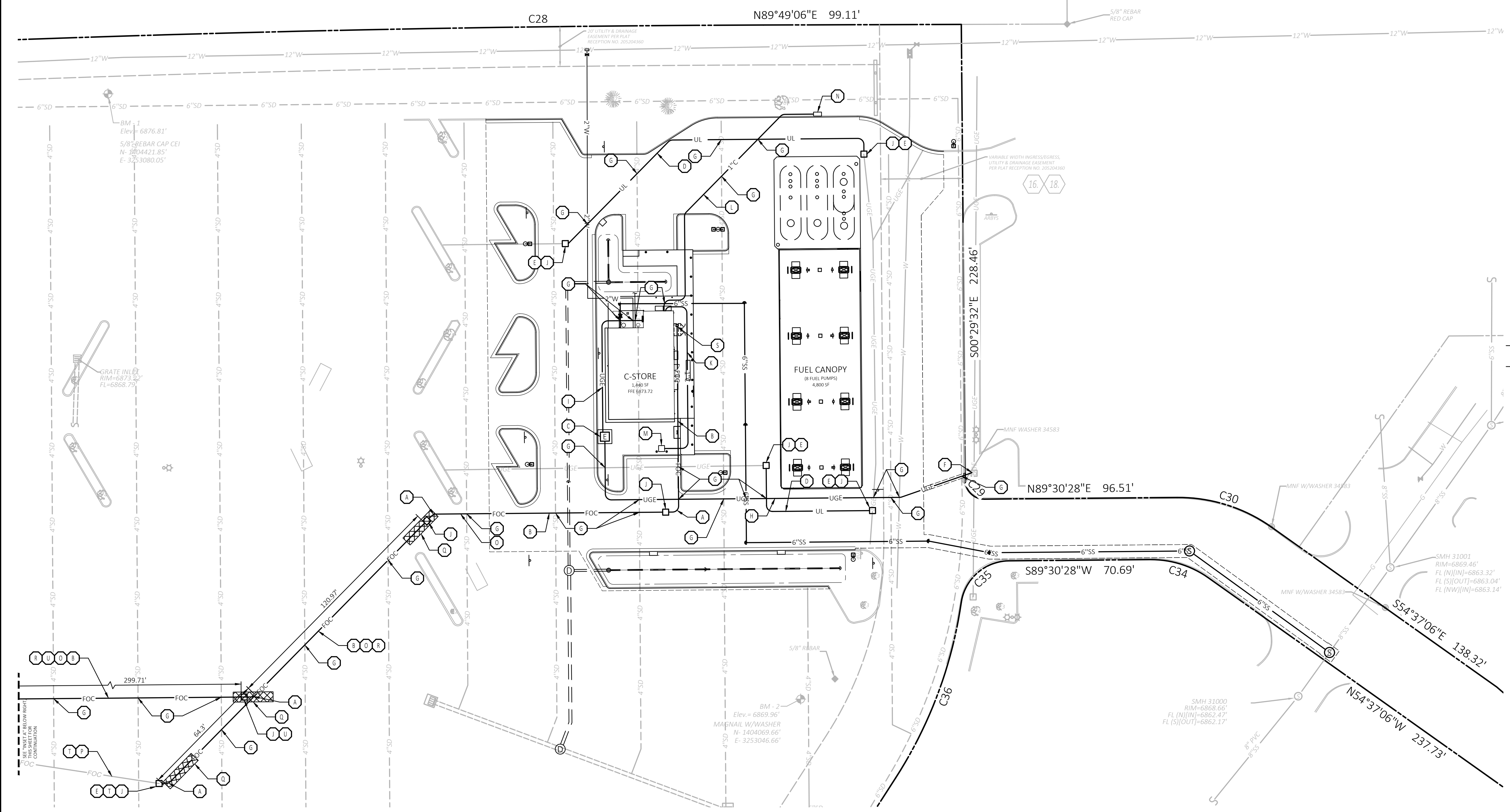


Know what's below.
Call before you dig.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULES, STAIRS, PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

GENERAL UTILITY NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL UTILITIES SHALL HAVE MINIMUM 18 INCHES VERTICAL CLEARANCE (OUTSIDE EDGE TO OUTSIDE EDGE OF PIPE). COORDINATE WITH UTILITY AUTHORITY FOR ANY CROSSINGS LESS THAN 18 INCHES VERTICAL CLEARANCE.
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF PROPOSED UTILITIES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNLESS WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.



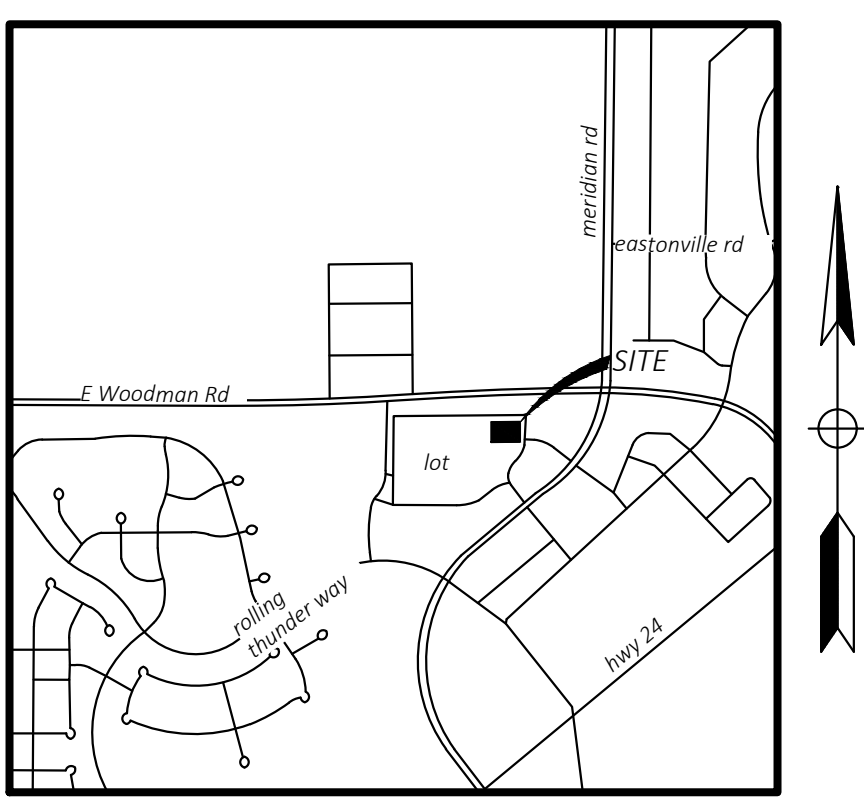
PROPOSED LEGEND

	STORM DRAIN
	SANITARY SEWER SERVICE
	UNDERGROUND ELECTRIC SERVICE
	WATER SERVICE
	FIBER OPTIC CONDUITS
	UNDERGROUND LIGHTING
	ELECTRIC CONDUIT
	LIMITS OF BORING PIT/PAVEMENT REPLACEMENT

EXISTING LEGEND

	Under-Pavement Drain Boundary Line
	Adjoining Boundary Line
	Underground Telephone Line
	Underground Electric Line
	Overhead Electric Line
	Gas Line
	Wood Fence Line
	Break Line
	Sanitary Sewer Line
	Storm Drainage Pipe
	Easement Line
	Right-of-Way Line
	Benchmark (BM)
	Found Aluminum Cap (As Noted)
	Drainage Manhole (DMH)
	Sewer Manhole (SMH)
	Electric Riser
	Telephone Riser
	Fiber Optic Vault
	Traffic Signal Vault
	Electric Vault
	Water Valve
	Traffic Sign (Type of Sign)
	Light Pole (1 Lamp)
	Light Pole (4 Lamps)
	Traffic Light (2 Lamps)
	Tree (Deciduous)
	Tree (Evergreen)
	Record Bearing & Distance per Plat (Bk. 2007, Pg. 18)
	Reinforced Concrete Pipe
	Right-of-Way
	Corrugated Metal Pipe
	Double Pole Pylon Sign
	Polyvinyl Chloride Pipe

- UTILITY LEGEND**
- | | | | |
|---|--|---|---|
| A | INSTALL 3" SWEEP, MINIMUM RADIUS SHALL BE 10 TIMES CONDUCTOR DIAMETER (MINIMUM FIVE (5) INCH RADIUS). | T | CONTRACTOR TO FIELD VERIFY EXISTING FIBER OPTIC CONDUIT CONTAINS EITHER PULL ROPE OR FIBER OPTIC LINES AND CONDUIT AND/OR FIBER OPTIC LINES ARE IN GOOD WORKING CONDITION PRIOR TO COMMENCING ANY WORK ON PROPOSED FIBER OPTIC CONDUIT INSTALLATION. IF EXISTING FIBER OPTIC CONDUIT AND/OR FIBER OPTIC LINES ARE NOT IN GOOD WORKING ORDER, CONTRACTOR SHALL IMPLEMENT PROPOSED ALTERNATE FIBER OPTIC ROUTE. |
| B | FIBER OPTIC CONDUIT TO CONVENIENCE STORE: ONE BY 3" DIAMETER CONDUITS FOR FIBER OPTIC CABLES AND TELEPHONE LINES REQUIRED FROM BUILDING TO GAS LOT AS NECESSARY, COORDINATE WITH CURRENT UDOP. THE CONDUITS SHALL BE 3" DIAMETER CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR 3" SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPOLY-POLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS IN EACH CONDUIT. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED FIBER OPTIC CABLE" WORDING, 12" ABOVE THE CONDUITS. | U | ALTERNATE FIBER OPTIC ROUTE. |
| C | PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD, CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FINAL LOCATION OF TRANSFORMER AND BOLLARD CANNOT CONFLICT WITH TRUCK ACCESS TO UNDERGROUND STORAGE TANKS. | | |
| D | INSTALL CONDUIT TO RE-ROUTE EXISTING ELECTRICAL LINE. | | |
| E | LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE. | | |
| F | POINT OF CONNECTION - ELECTRICAL SERVICE (PER ELECTRIC COMPANY REQUIREMENTS). | | |
| G | MAINTAIN 18 INCHES VERTICAL SEPARATION. | | |
| H | PRIMARY ELECTRICAL SERVICE, REF ARCH / MEP PLANS FOR CONTINUATION. | | |
| I | SECONDARY ELECTRICAL SERVICE, REF ARCH / MEP PLANS FOR CONTINUATION. | | |
| J | 17" X 30" X 28" "QUAZITE" POLYESTER BOX WITH PGL1730H00 LID, OR APPROVED EQUAL. | | |
| K | 1" CONDUIT TO AIR STATION. | | |
| L | 1" CONDUIT TO E-STOP AT TANK VENT. | | |
| M | AIR STATION, REF ARCH PLANS. | | |
| N | FUEL TANK VENT, REF ARCH PLANS. | | |
| O | DIRECTIONAL DRILL PATH (OR OPEN TRENCH) FOR ONE BY THREE (3) INCH FIBER OPTIC CONDUIT. CONTRACTOR SHALL HAVE CONSTRUCTION METHOD APPROVED BY WALMART PRIOR TO ANY WORK BEING PERFORMED ON FIBER OPTIC CONDUITS. IF OPEN TRENCH IS APPROVED, BACKFILL MATERIAL IN TRENCH SHALL BE FLOWABLE FILL PER ASTM D4832 IN LIEU OF COMPACTING SOIL MATERIAL FROM TRENCH EXCAVATION. | | |
| P | CONTRACTOR TO CONFIRM UTILITY LINES EXIST. DATA DATED ON PLANS WERE TAKEN FROM UTILITY PLANS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. PROVIDED ON 08-05-2005. | | |
| Q | BORING PIT. | | |
| R | CONTRACTOR SHALL COORDINATE FIBER OPTIC CONDUIT INSTALLATION WITH STORE MANAGER TO LIMIT DISTURBANCE TO STORE OPERATION. | | |
| S | FIBER OPTIC AND TELEPHONE POINT OF CONNECTION, CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND STORE MANAGER FOR FINAL BUILDING ENTRANCE LOCATION. | | |



VICINITY MAP
NOT TO SCALE
Latitude: 38°56'23"N
Longitude: 104°36'35"W

FUEL STATION #4335
11550 MERIDIAN MARKET VIEW
FALCON, CO



PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	4/27/2023
REVISION	REV-0