

EAST WOODMEN ROAD
(PUBLIC R.O.W. VARIES)
(REC. NO. 215032985 & 204062427)

APPROX. 500'
TO MERIDIAN ROAD
INTERSECTION

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

Chapter 6.2.5.E specifically requires loading areas for structures in excess of 3,000 sq ft. The building is just under 3,000 sq ft. The loading area need not be specifically shown, but we encourage you to consider how the proposed layout will work with scheduled deliveries.

to be shown as the
ADA route

Section 6.2.5.G
specifically requires
stacking distances of
either 90, 60, or 30
depending upon the
specific function of
the menu/pickup
window. Please
review and add these
specific distances to
the plan to
demonstrate
compliance.

provide the detail for
the trash enclosure

REMOVE EXISTING CURB AS NEEDED FOR
PROPOSED DRIVEWAY INSTALLATION

37' UTILITY, ACCESS,
AND DRAINAGE EASEMENT

LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	+	BENCHMARK
---	RIGHT-OF-WAY LINE	○ RBC	MONUMENT
---	SETBACK LINE	△	SECTION CORNER
---	EASEMENT	ET HC	TRANSFORMER
---	SECTION LINE	E (E)	HVAC
---	CENTERLINE	⊗	ELECTRIC METER
---	799	⊗	ELECTRIC MANHOLE
---	800	⊗	POWER POLE GUY WIRE
---	INTERMEDIATE CONTOUR	⊗	LIGHT POLE
---	INDEX CONTOUR	⊗	TELEPHONE PEDESTAL
---	TELEPHONE UNDER GR.	G ⊗ E ⊗	TELEPHONE MANHOLE
---	TELEPHONE OVERHEAD	TR ⊗	GAS MARKER
---	FIBER OPTIC SERVICE	G ⊗	ELECTRIC MARKER
---	GAS SERVICE	G ⊗	TRAFFIC POLE
---	POWER UNDERGROUND	⊗	GAS METER
---	POWER OVERHEAD	⊗	GAS VALVE
---	WATER SERVICE	⊗	STORM MANHOLE
---	SANITARY SEWER	⊗	SANITARY MANHOLE
---	STORM SEWER	⊗	STORM INLETS
---	POND NORMAL POOL	⊗	CLEAN-OUT
---	EX. FLOWLINE	⊗	DOWNSPOUT
---	CHAIN LINK FENCE	⊗	FIRE HYDRANTS
---	FARM FENCE	⊗	WATER METER
---	WOOD FENCE	⊗	WATER VALVES
---	IRON FENCE RAILING	⊗	POST INDICATOR VALVE
---	BUILDING STRUCTURE	⊗	FIRE DEPARTMENT CONN.
---	EX. BUILDING OVERHEAD	⊗	SIGNS
RIM	RIM ELEVATION	⊗	MAILBOX
INV.	INVERT ELEVATION	⊗	ADA PARKING
FFE	FINISHED FLOOR ELEVATION	⊗	PARKING COUNT
		⊗	TREES
		⊗	SHRUB
		⊗	SPOT GRADE

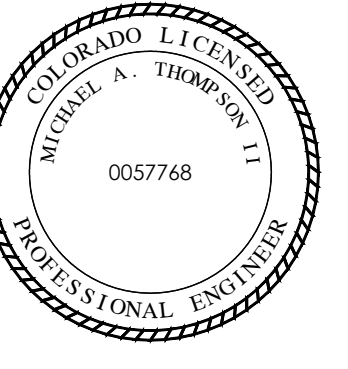
SITE PLAN LEGEND - PROPOSED

A	HEAVY DUTY ASPHALT PAVEMENT	CS-501
B	STANDARD DUTY ASPHALT PAVEMENT	CS-501
C	CONCRETE PAVEMENT	CS-501
D	REPAIR PAVEMENT FOR UTILITY TRENCH	CU-501
E	6" CONCRETE CURB	CS-501
F	ENTRANCE DRIVE PER EL PASO COUNTY STDS.	CS-502
G	CONCRETE CURB AND WALK	CS-501
H	CONCRETE SIDEWALK	CS-501
I	ACCESSIBLE CURB RAMP	CS-501
J	ACCESSIBLE PARKING SIGNAGE	CS-501
K	ACCESSIBLE PARKING PAVEMENT MARKINGS	CS-501
L	PRECAST CONCRETE WHEELSTOP	CS-501
M	SAWCUT, REMOVE, AND REPAIR	CS-501
N	PAVEMENT STRIPING, 24" STOP BAR	CS-501
O	PAVEMENT STRIPING, 4" SOLID (COLOR YELLOW)	CS-501
P	BOLLARD	CS-501
Q	MENU BOARD, ORDER CONFIRMATION, AND CANOPY	CS-502
R	CLEARANCE BAR	CS-502
S	LIGHT POLE	CS-502
T	DUMPSTER ENCLOSURE (REFER TO ARCH. PLANS)	CS-501
U	DRIVEWAY GUTTER	CS-501
V	COMBINED CURB & GUTTER (24" WIDE)	CS-502
W	CO2 CANISTER/CABINET EXTERIOR LOCATION	CS-501
X	DIRECTIONAL SIGNAGE	CS-501
Y	PREVIEW MENU BOARD	CS-501
Z	CURB & GUTTER (EPC TYPE B' - 18" WIDE)	CS-502

SITE INFORMATION

PARCEL NUMBER:	5312101019
ZONING DISTRICT:	CR, COMMERCIAL REGIONAL
LOT AREA:	1.14 ACRES
BUILDING AREA:	2,579± FT²
ADJOINER ZONING:	PUD, PLANNED UNIT DEVELOPMENT
NORTH	CR, COMMERCIAL REGIONAL
EAST	CR, COMMERCIAL REGIONAL
WEST	CR, COMMERCIAL REGIONAL
PROPOSED USE:	NEW QUICK-SERVE RESTAURANT (ARBY'S)
BUILDING SETBACKS	
FRONT	50' REQUIRED
SIDE	0' REQUIRED
REAR	0' REQUIRED
PARKING DATA	
REQUIRED SPACES	26 SPACES
(1) SPACE PER 100 FT²	2 SPACES
(1) ADA SPACE FOR EVERY 25 SPACES	31 SPACES
PROVIDED SPACES	

REVISION BLOCK



Michael Thompson

DATE
12/15/2020

DRAWN BY
KPB

CHECKED BY
AMT

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CONSTRUCTION PLANS FOR:
ARBY'S | FALCON, CO
11775 Meridian Market View
Falcon, Colorado 80831

RB AMERICAN GROUP, LLC
6200 Oak Tree Blvd
Independence, Ohio 44131

PROJECT NO.
2019-0246

DATE
12/15/2020

SCALE
1" = 20'

SHEET NAME
SITE PLAN

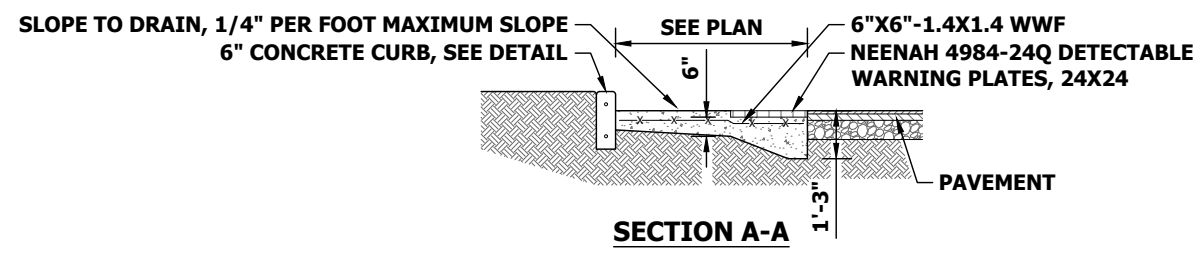
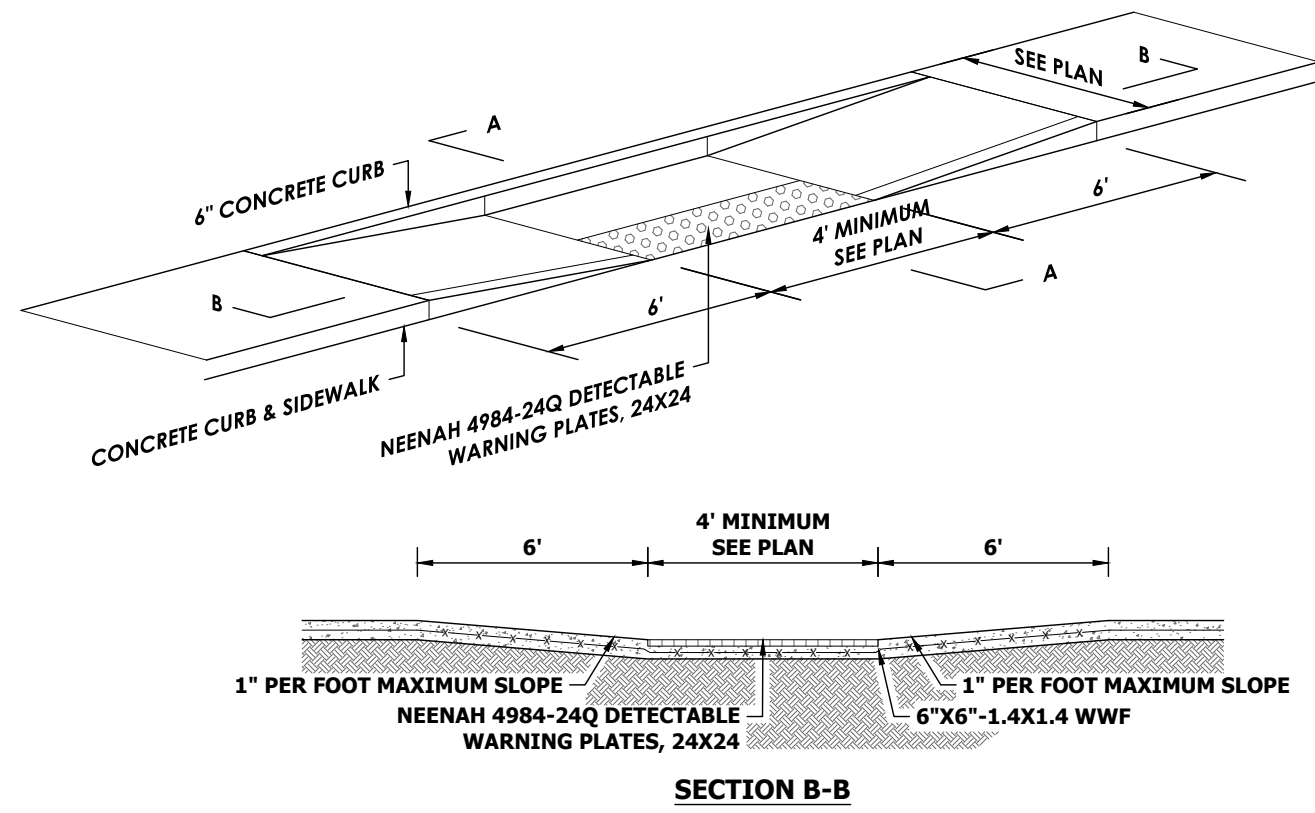
SHEET NO.

CS-101



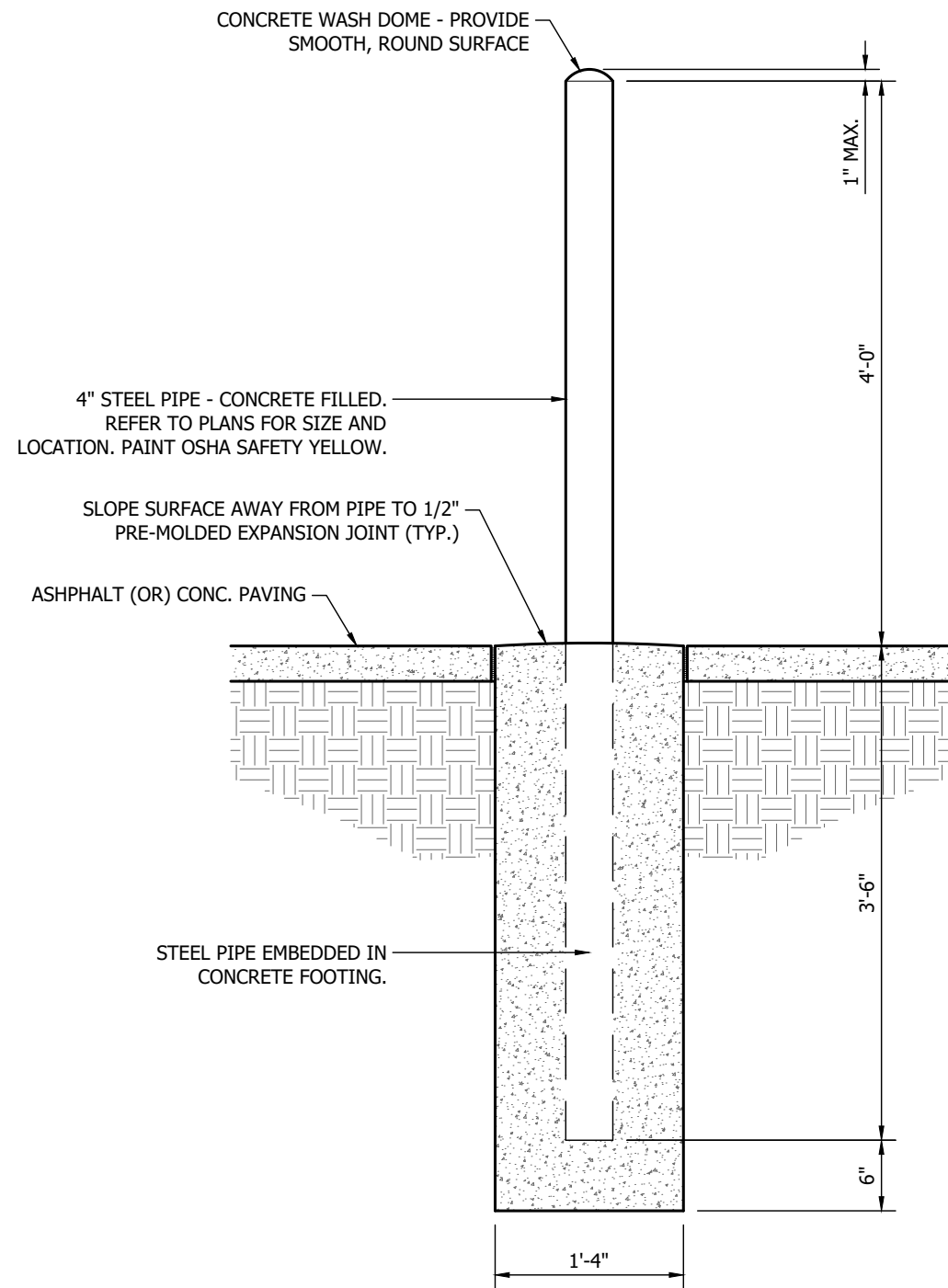
Know what's below.
Call before you dig.

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,500 PSI IN 28 DAYS. CONFIRM WITH GEOTECHNICAL REPORT.
2. CURB RAMP TO COMPLY WITH CURRENT ADA STANDARDS
3. FACTORY POWDER COAT REQUIRED ON ALL DETECTABLE WARNING PLATES; FEDERAL YELLOW OR BRICK RED



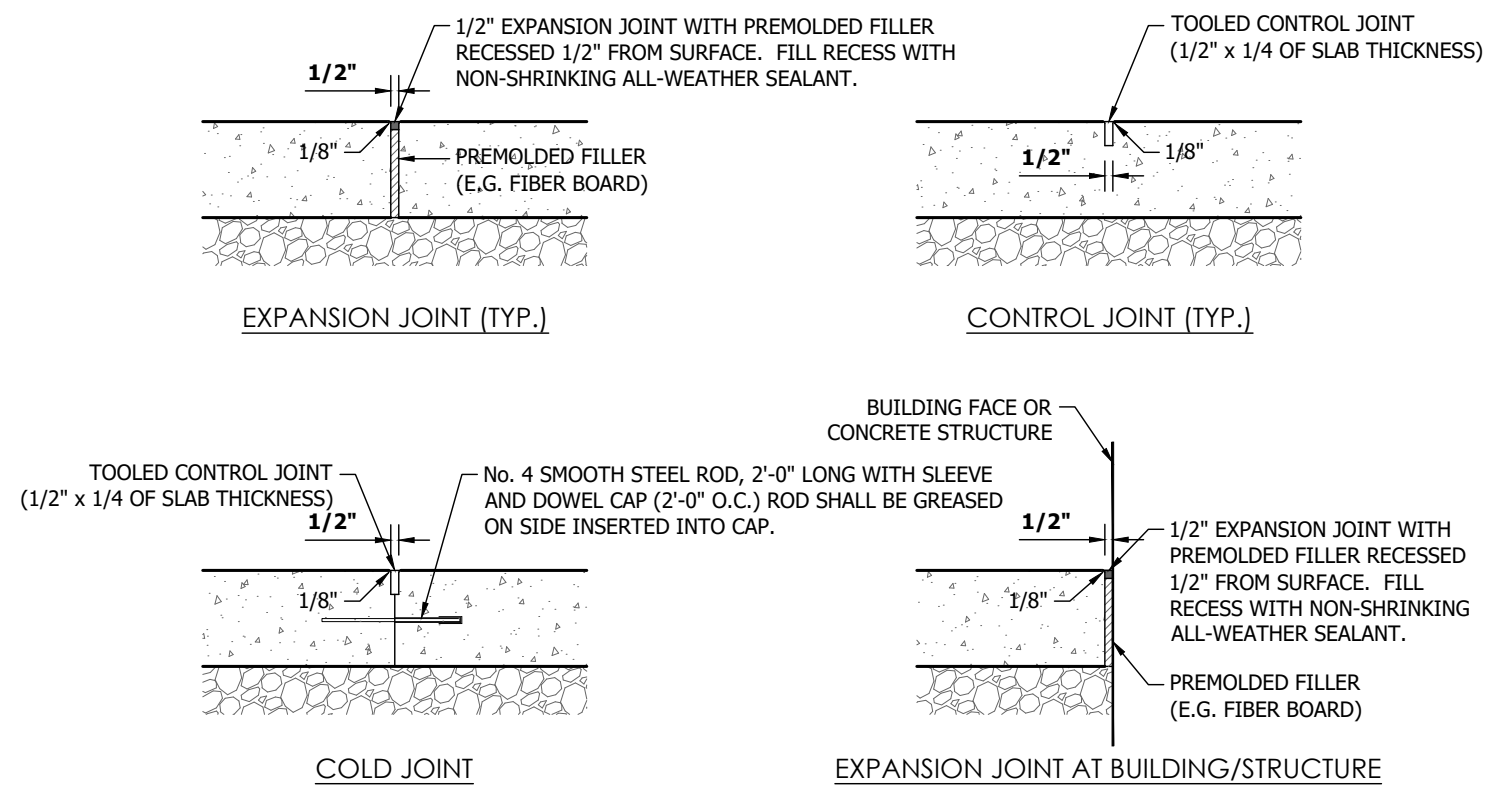
PARALLEL CURB RAMP

NOT TO SCALE



BOLLARD DETAIL

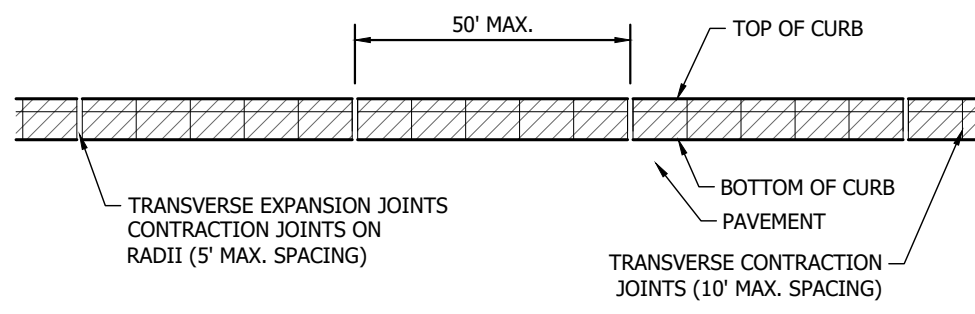
NOT TO SCALE



CONCRETE PAVING JOINT DETAILS

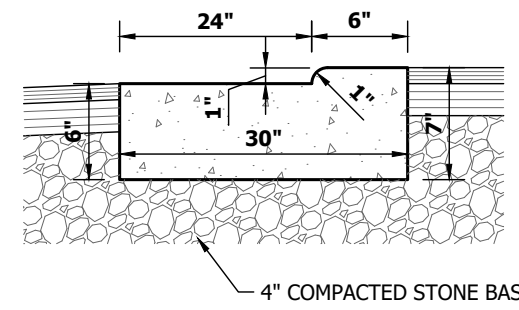
NOT TO SCALE

1. ALL MATERIALS AND INSTALLATION PER APPLICABLE IDOT STANDARD SPECIFICATIONS, LATEST EDITION.



CURB JOINT DETAILS

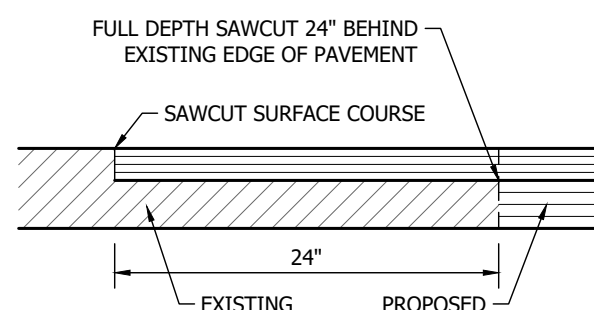
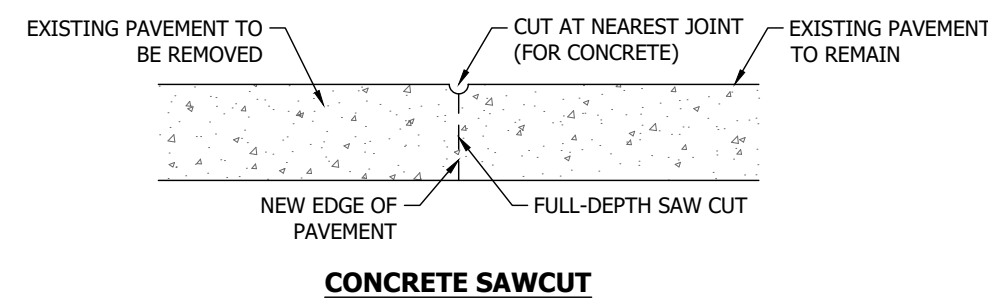
NOT TO SCALE



1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI IN 28 DAYS. CONFIRM WITH GEOTECHNICAL REPORT.

DRIVEWAY GUTTER DETAIL

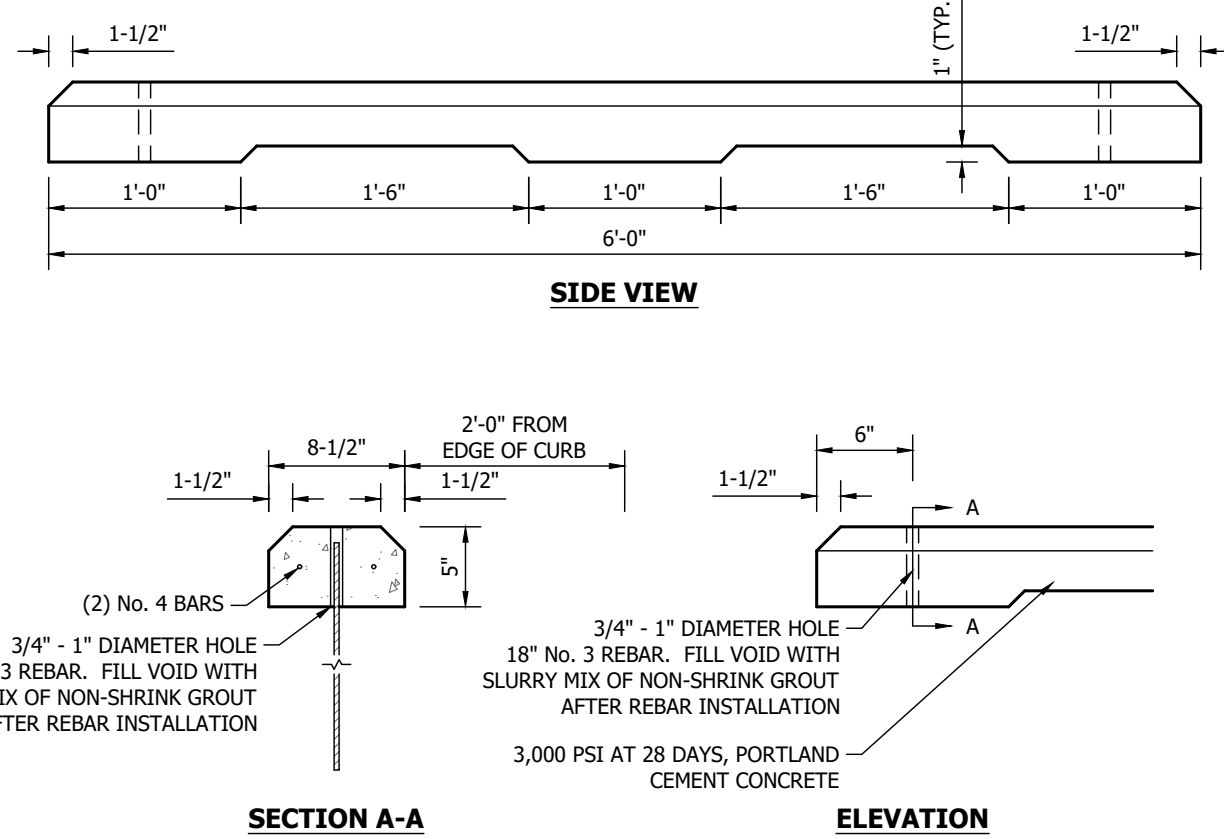
NOT TO SCALE



ASPHALT SAWCUT AND LAP JOINT

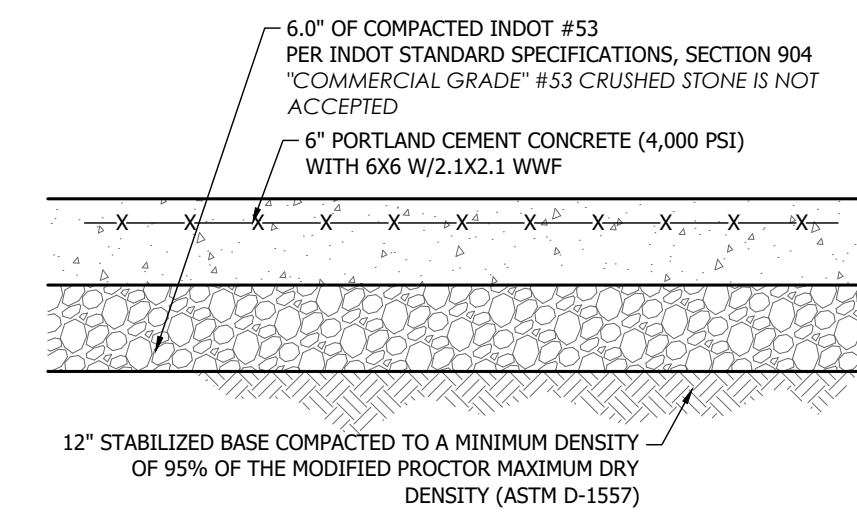
SAWCUT / LAP JOINT DETAIL

NOT TO SCALE



PRECAST CONCRETE WHEELSTOP

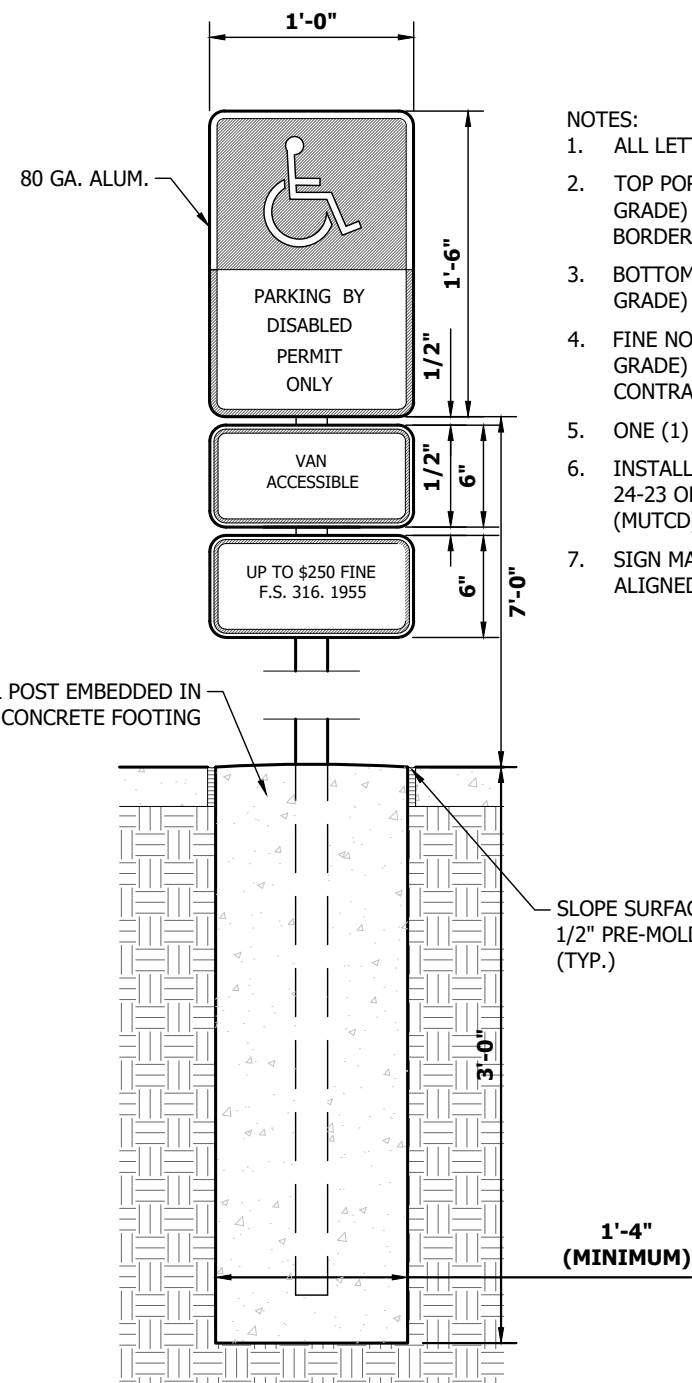
NOT TO SCALE



CONCRETE PAVEMENT

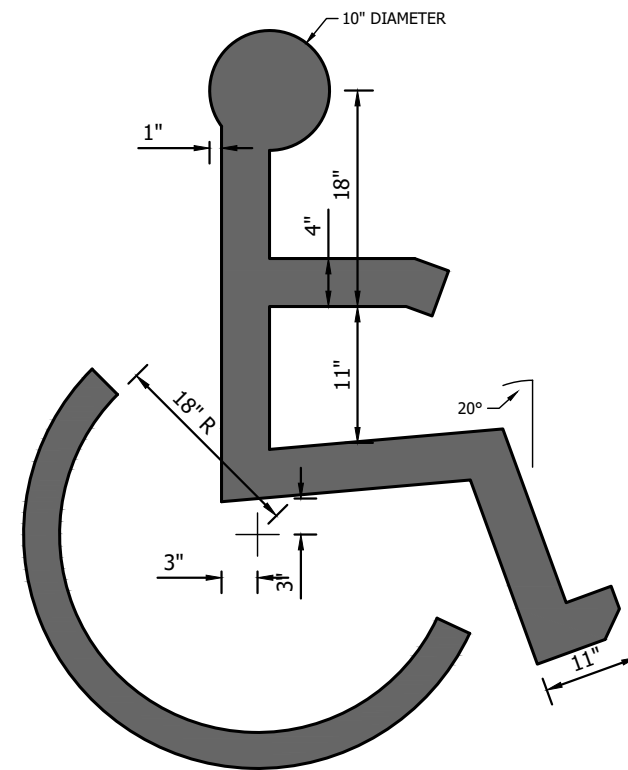
NOT TO SCALE

1. REFER TO APPLICABLE DETAIL FOR CONCRETE JOINT DETAILS
2. SEE NOTES THIS SHEET



ACCESSIBLE PARKING SIGNAGE

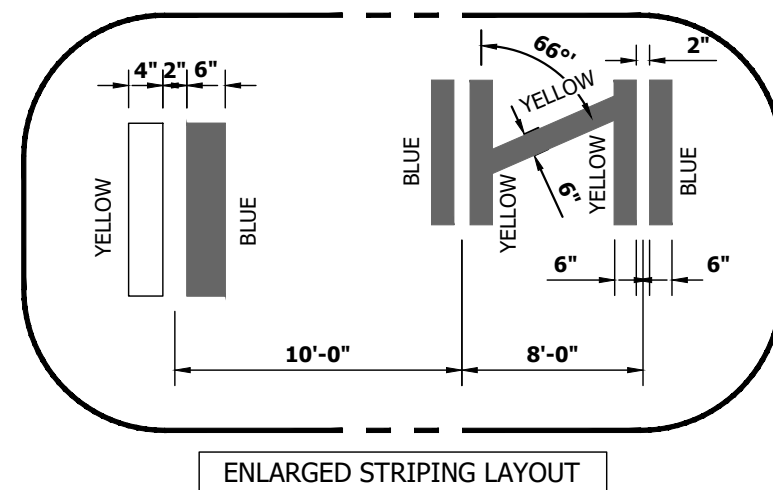
NOT TO SCALE



1. ALL STRIPES TO BE 4" PAINTED

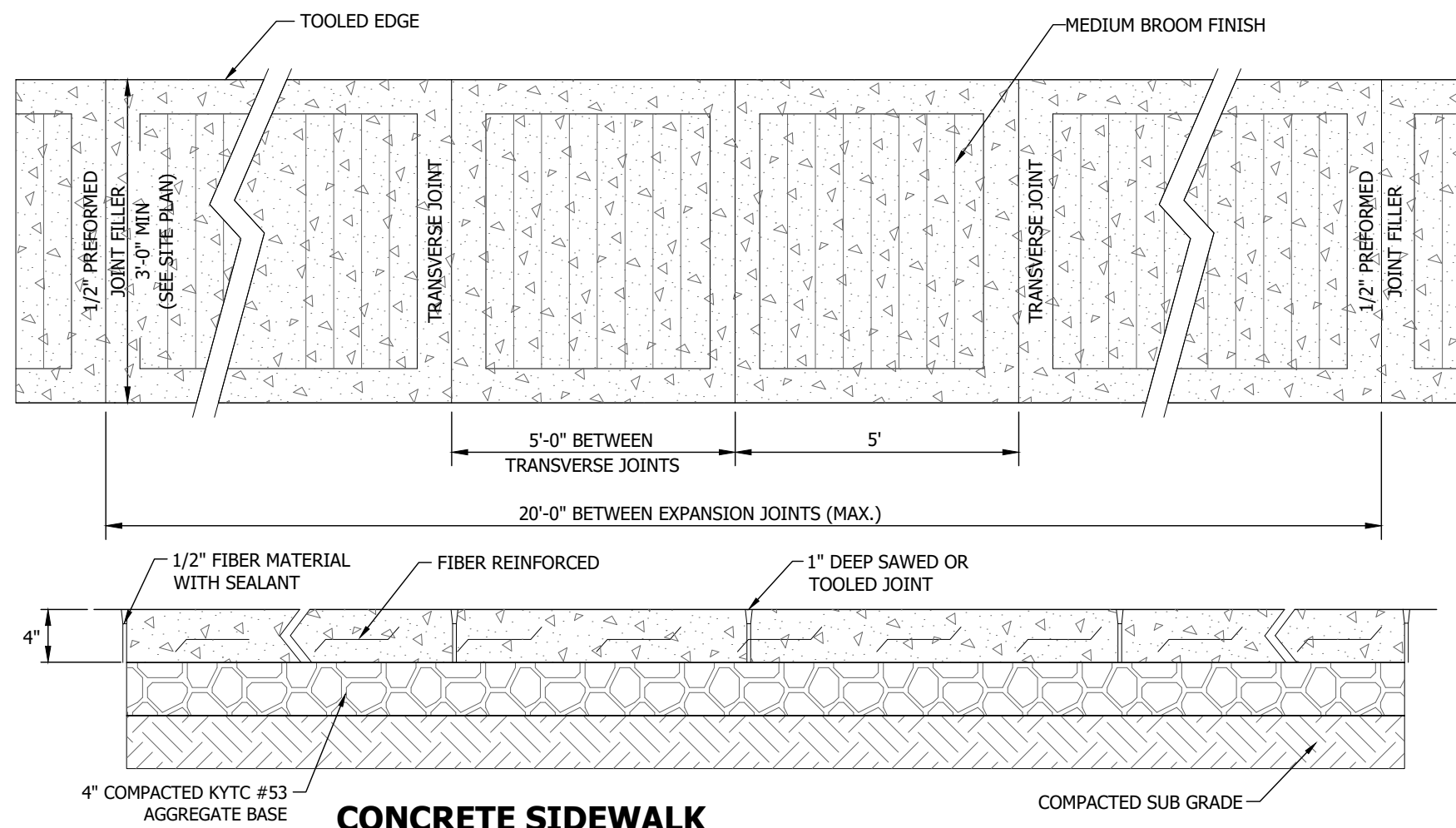
ACCESSIBLE PARKING PAVEMENT MARKINGS

NOT TO SCALE



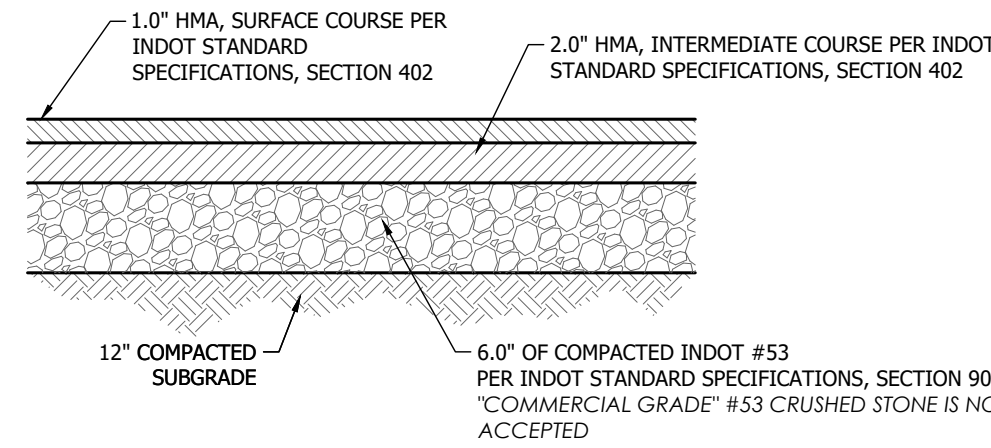
ACCESSIBLE PARKING PAVEMENT MARKINGS

NOT TO SCALE



CONCRETE SIDEWALK

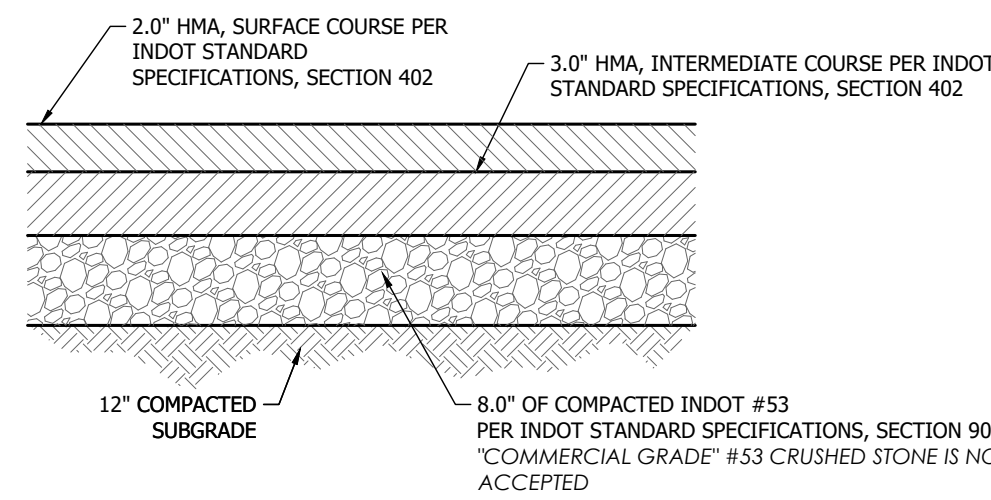
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1. ALL MATERIALS AND INSTALLATION PER APPLICABLE IDOT STANDARD SPECIFICATIONS, LATEST EDITION.

STANDARD DUTY ASPHALT PAVEMENT

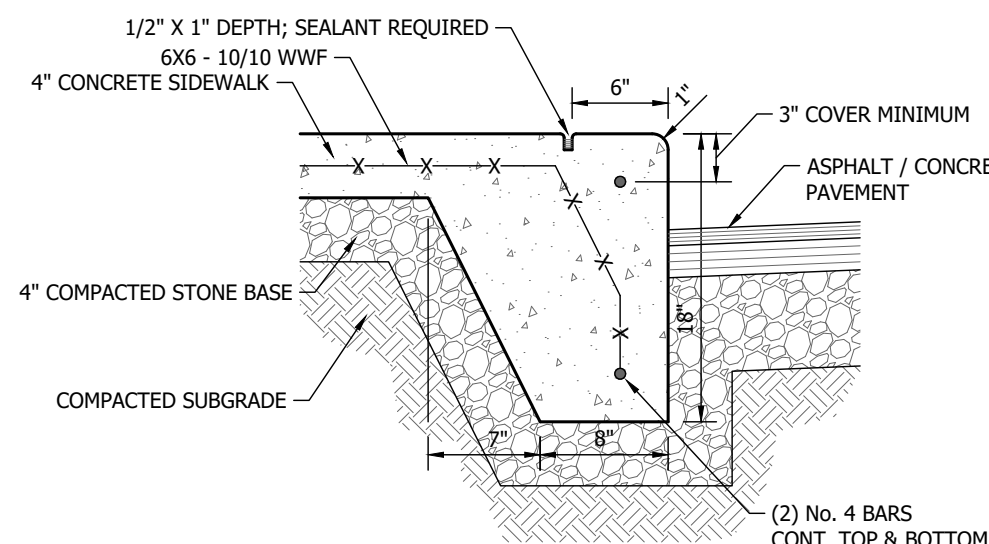
NOT TO SCALE



1. ALL MATERIALS AND INSTALLATION PER APPLICABLE IDOT STANDARD SPECIFICATIONS, LATEST EDITION.

HEAVY DUTY ASPHALT PAVEMENT

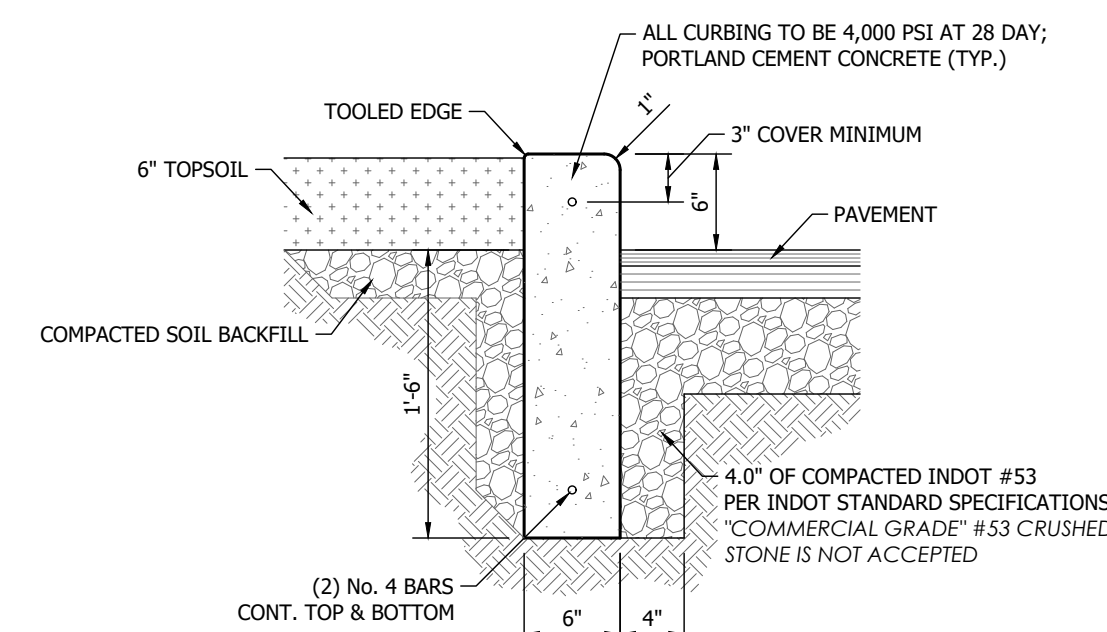
NOT TO SCALE



1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI IN 28 DAYS. CONFIRM WITH GEOTECHNICAL REPORT.

CONCRETE CURB & WALK DETAIL

NOT TO SCALE

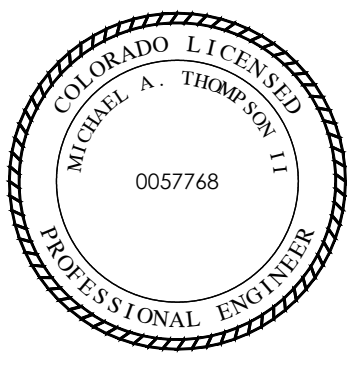


1. CONFIRM CONCRETE MINIMUM STRENGTH WITH GEOTECHNICAL REPORT.
2. PROVIDE EXPANSION JOINTS AT 20'-0" O.C.

STRAIGHT CONCRETE CURB DETAIL

NOT TO SCALE

REVISION BLOCK



Michael Thompson

DATE

12/15/2020

DRAWN BY

KPB

CHECKED BY

AMT

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CONSTRUCTION PLANS FOR:
ARBY'S I FALCON, CO
11775 Meridian Market View
Falcon, Colorado 80831

RB AMERICAN GROUP, LLC
6200 Oak Tree Blvd
Independence, Ohio 44131

PROJECT NO.

2019-0246

DATE

12/15/2020

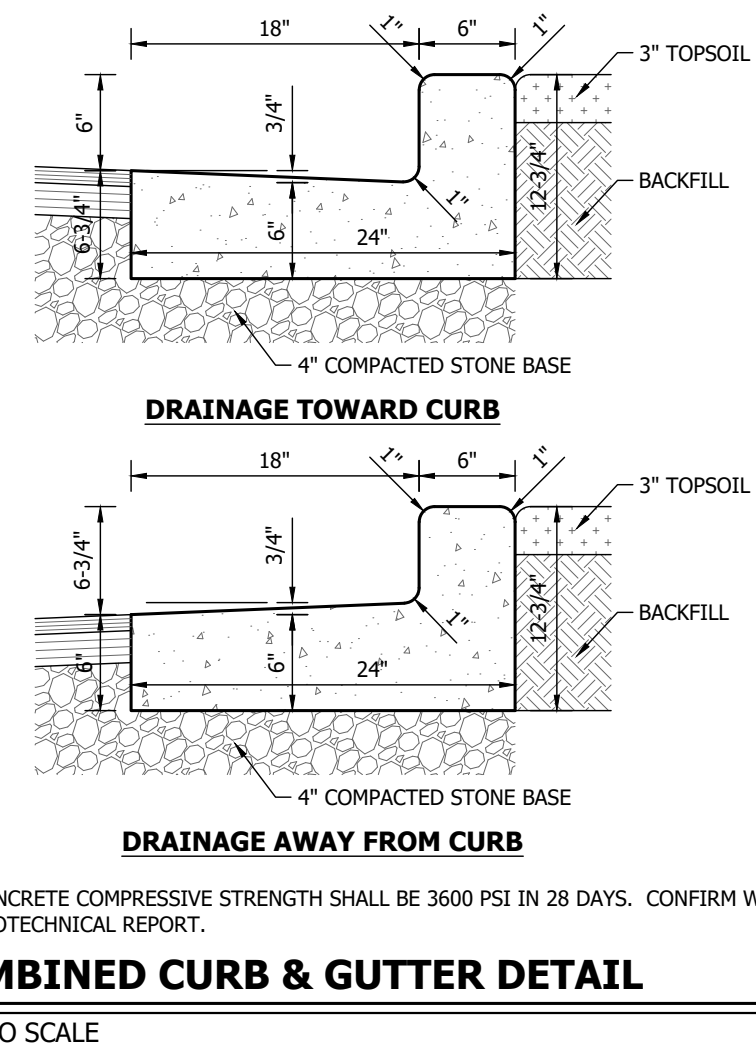
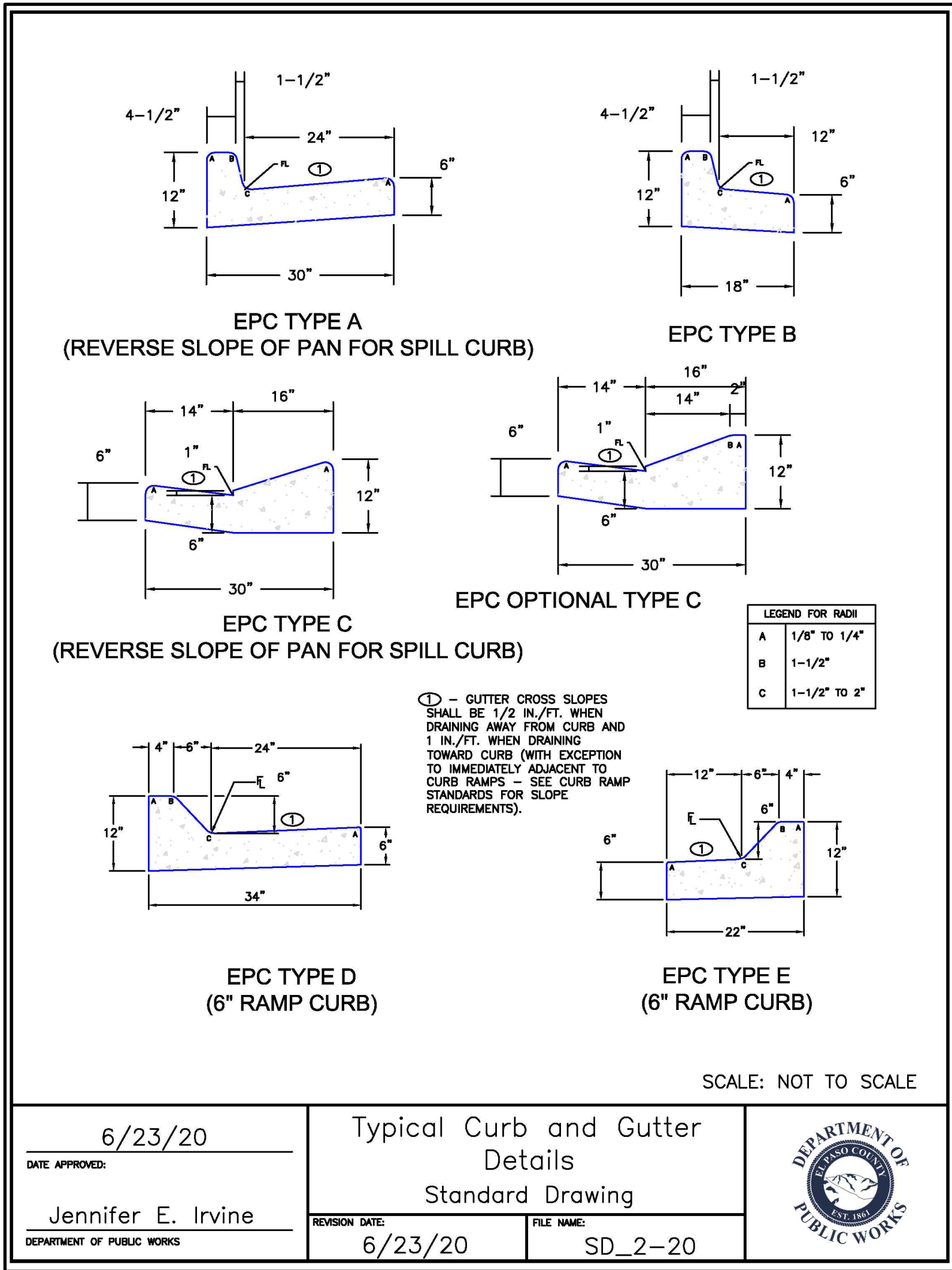
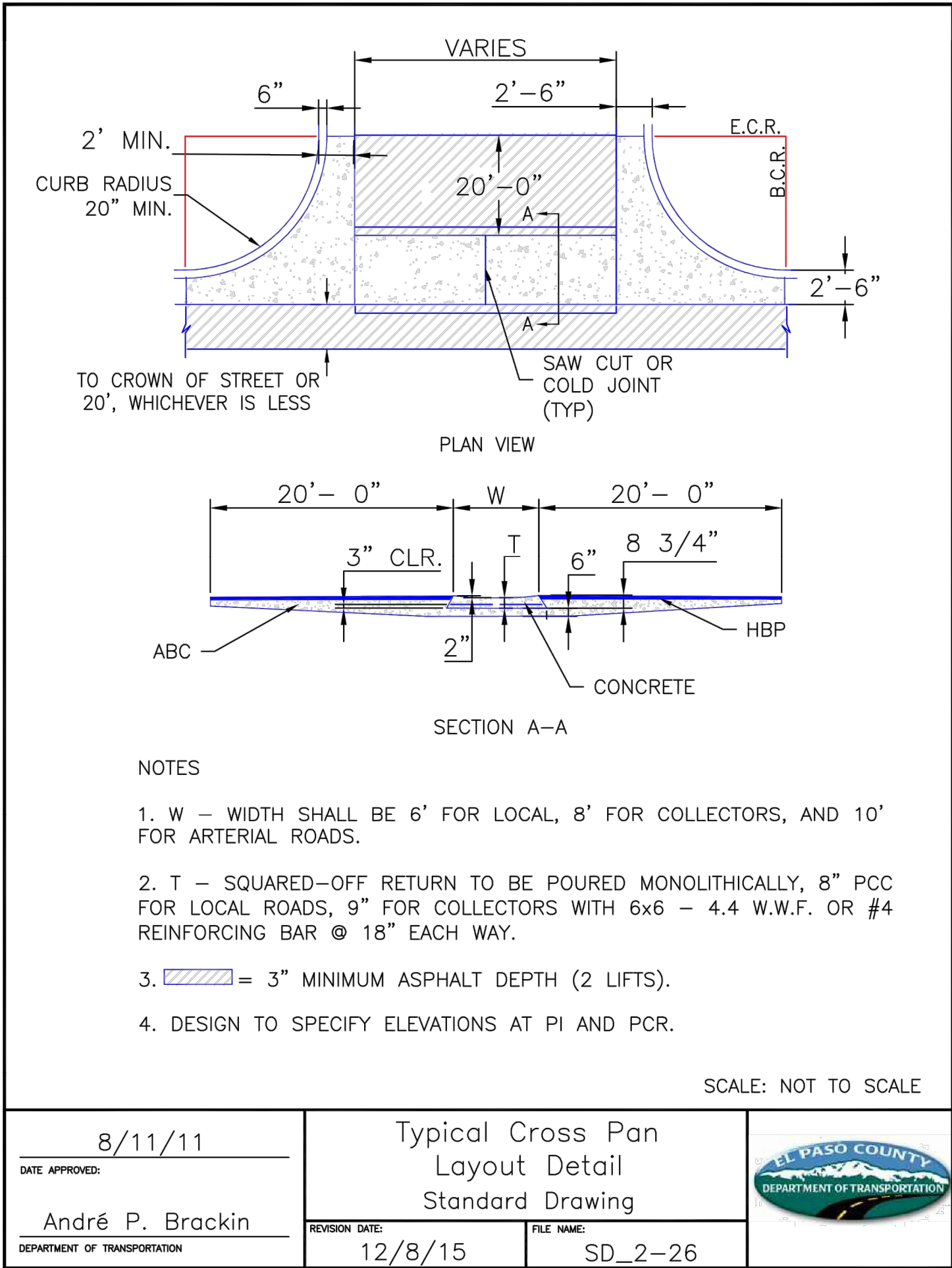
SCALE

SHEET NAME

SITE DETAILS

SHEET NO.

CS-501



REVISION BLOCK

COLORADO LICENSED
MICHAEL A. THOMPSON II
0057768
PROFESSIONAL ENGINEER

Michael Thompson

DATE: 12/15/2020
DRAWN BY: KPB
CHECKED BY: AMT

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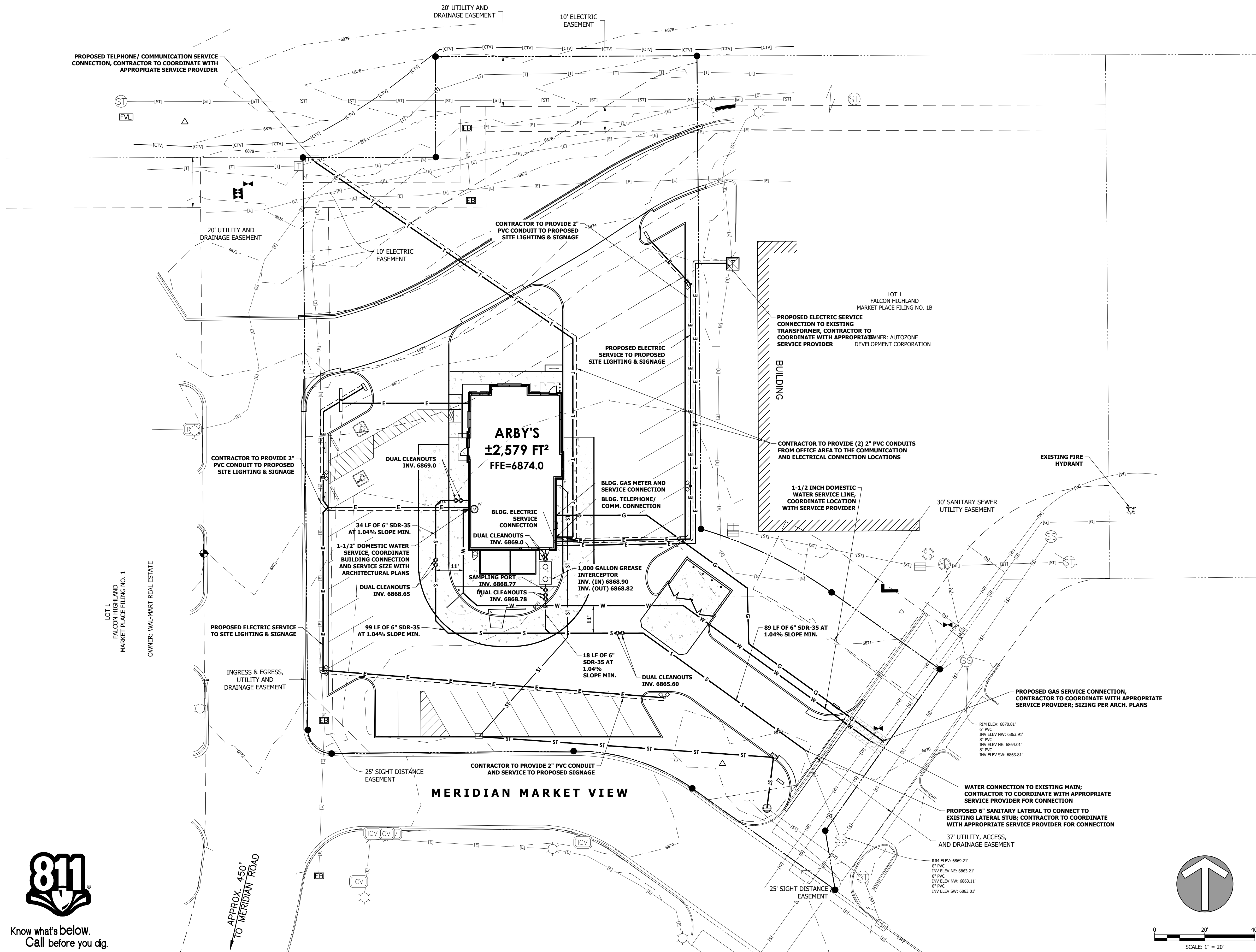
CONSTRUCTION PLANS FOR:
ARBY'S I FALCON, CO
11775 Meridian Market View
Falcon, Colorado 80831

PROJECT NO.: 2019-0246
DATE: 12/15/2020
SCALE:
SHEET NAME: SITE DETAILS
SHEET NO.: CS-502

RB AMERICAN GROUP, LLC
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Independence, Ohio 44131

EAST WOODMEN ROAD
(PUBLIC R.O.W. VARIES)
(REC. NO. 215032985 & 204062427)

APPROX. 500'
TO MERIDIAN ROAD
INTERSECTION



LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	⬮	BENCHMARK
---	RIGHT-OF-WAY LINE	○ RBC	MONUMENT
---	SETBACK LINE	△	SECTION CORNER
---	EASEMENT	⊠ HC	TRANSFORMER
---	SECTION LINE	⊠ E	ELECTRIC METER
---	CENTERLINE	⊠ E	ELECTRIC MANHOLE
---	INTERMEDIATE CONTOUR	⊠ E	POWER POLE GUY WIRE
---	INDEX CONTOUR	⊠	LIGHT POLE
---	TELEPHONE UNDER GR.	⊠	TELEPHONE PEDESTAL
---	TELEPHONE OVERHEAD	⊠	TELEPHONE MANHOLE
---	FIBER OPTIC SERVICE	⊠	GAS MARKER
---	GAS SERVICE	⊠	TRAFFIC POLE
---	POWER UNDERGROUND	⊠	TRAFFIC MANHOLE
---	POWER OVERHEAD	⊠	GAS METER
---	WATER SERVICE	⊠	GAS VALVE
---	SANITARY SEWER	⊠	STORM MANHOLE
---	STORM SEWER	⊠	SANITARY MANHOLE
---	POND NORMAL POOL	⊠	STORM INLETS
---	EX. FLOWLINE	⊠	CLEAN-OUT
---	CHAIN LINK FENCE	⊠	DOWNSPOUT
---	FARM FENCE	⊠	FIRE HYDRANTS
---	WOOD FENCE	⊠	WATER METER
---	IRON FENCE RAILING	⊠	WATER VALVES
---	BUILDING STRUCTURE	⊠	POST INDICATOR VALVE
---	EX. BUILDING OVERHEAD	⊠	FIRE DEPARTMENT CONN.
---	RIM	⊠	SIGNS
---	INV.	⊠	MAILBOX
---	FFE	⊠	ADA PARKING
---		⊠	PARKING COUNT
---		⊠	TREES
---		⊠	SHRUB
---		⊠	SPOT GRADE

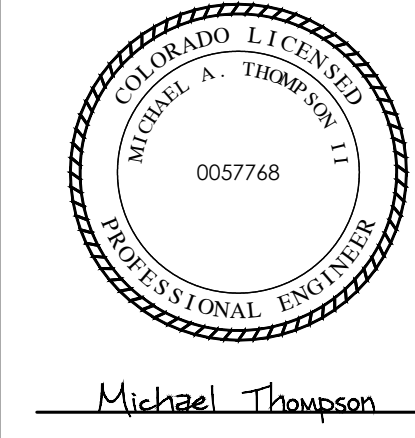
UTILITY PLAN LEGEND - PROPOSED

---	ST	STORM SEWER	⊠	SANITARY MANHOLE
---	S	SANITARY SEWER	⊠	SANITARY SEWER CLEANOUT
---	W	WATER SERVICE	⊠	FIRE HYDRANT
---	F	FIRE SERVICE	⊠	WATER METER
---	G	GAS SERVICE	⊠	WATER VALVE
---	T	TELEPHONE / COMMUNICATION	⊠	POST INDICATOR VALVE
---	OH-T	OVERHEAD TELEPHONE / COMMUNICATION	⊠	FIRE DEPARTMENT CONN.
---	E	ELECTRIC SERVICE	⊠	RIM ELEVATION
---	OH-E	OVERHEAD ELECTRIC SERVICE	⊠	INV.
---	⊠	TRANSFORMER	⊠	FFE
---	⊠	POWER POLE	⊠	FINISHED FLOOR ELEVATION
---	⊠	LIGHT POLE	⊠	STORM MANHOLE
---	⊠		⊠	STORM INLETS
---	⊠		⊠	STORM ENDOSECTION
---	⊠		⊠	STORM SEWER CLEANOUT
---	⊠		⊠	DOWNSPOUT

UTILITY CONTACTS

ELECTRIC SERVICE MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 CONTACT: CATHY HANSEN-LEE P. (719) 495-2283	WATER DISTRICT FALCON HIGHLANDS METROPOLITAN DISTRICT 111 S. TEJON STREET, SUITE 705 COLORADO SPRINGS, CO 80903 CONTACT: JOSH MILLER, DISTRICT MGR. P. (719) 284-7226 E. josh.miller@CLAcconnect.com
PHONE SERVICE AT&T 7376 McLAUGHLIN ROAD FALCON, CO 80831 P. (719) 266-2665	SEWER DISTRICT FALCON HIGHLANDS METROPOLITAN DISTRICT 111 S. TEJON STREET, SUITE 705 COLORADO SPRINGS, CO 80903 CONTACT: JOSH MILLER, DISTRICT MGR. P. (719) 284-7226 E. josh.miller@CLAcconnect.com
GAS SERVICE BLACK HILLS ENERGY 105 S. VICTORIA AVENUE PUEBLO, CO 81003 P. (888) 890-5554	

REVISION BLOCK



DATE	12/15/2020
DRAWN BY	KPB
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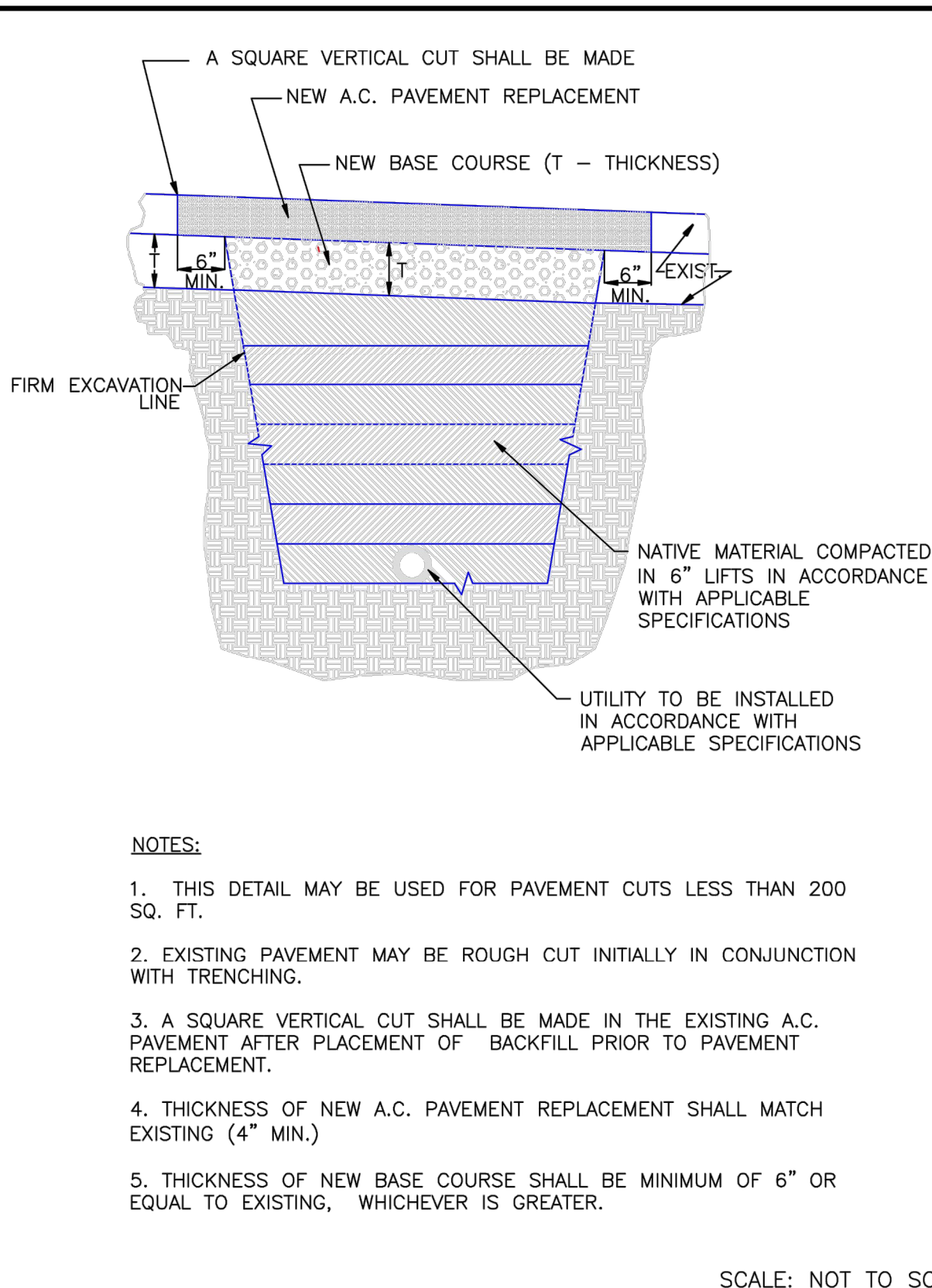
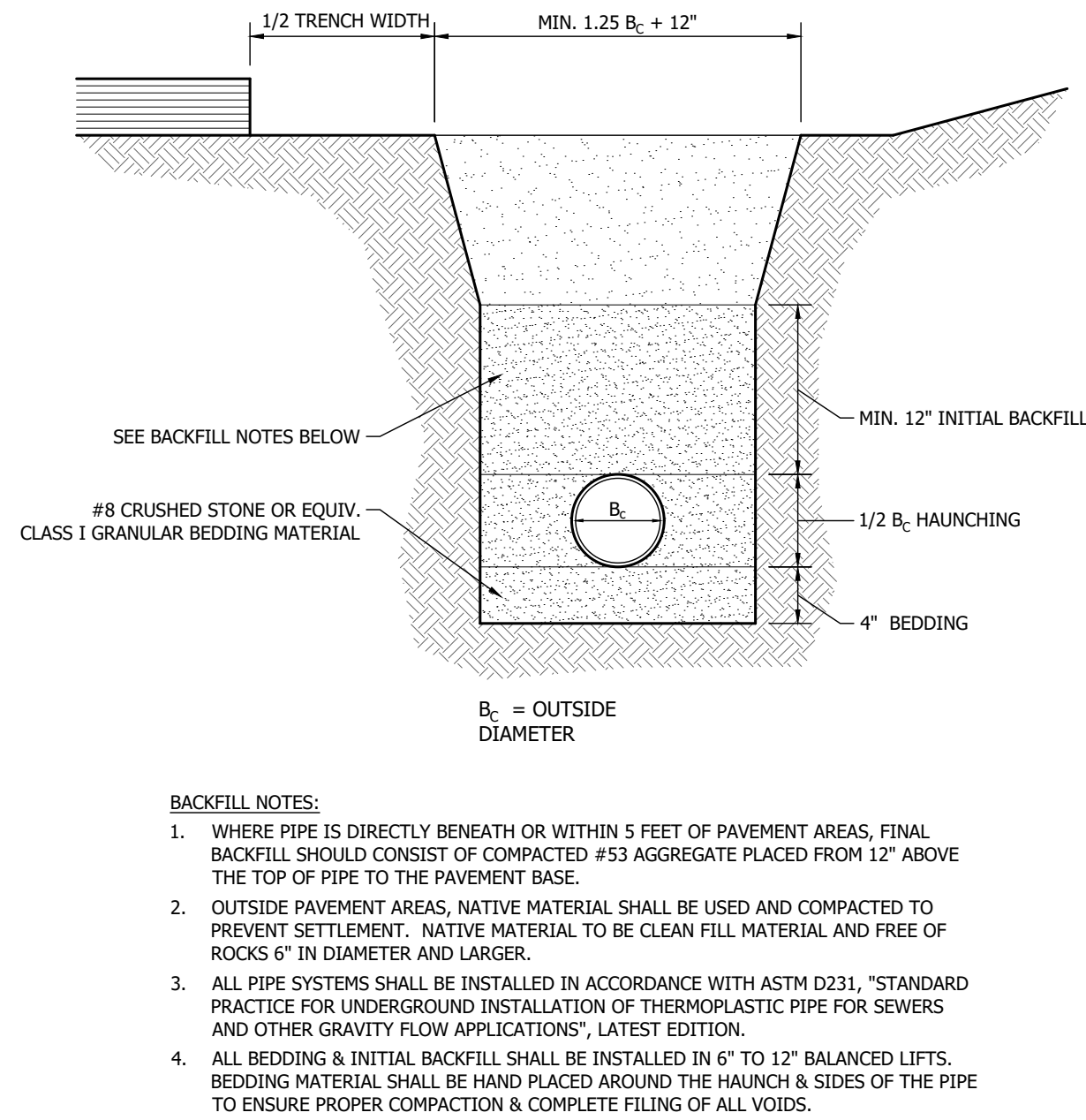
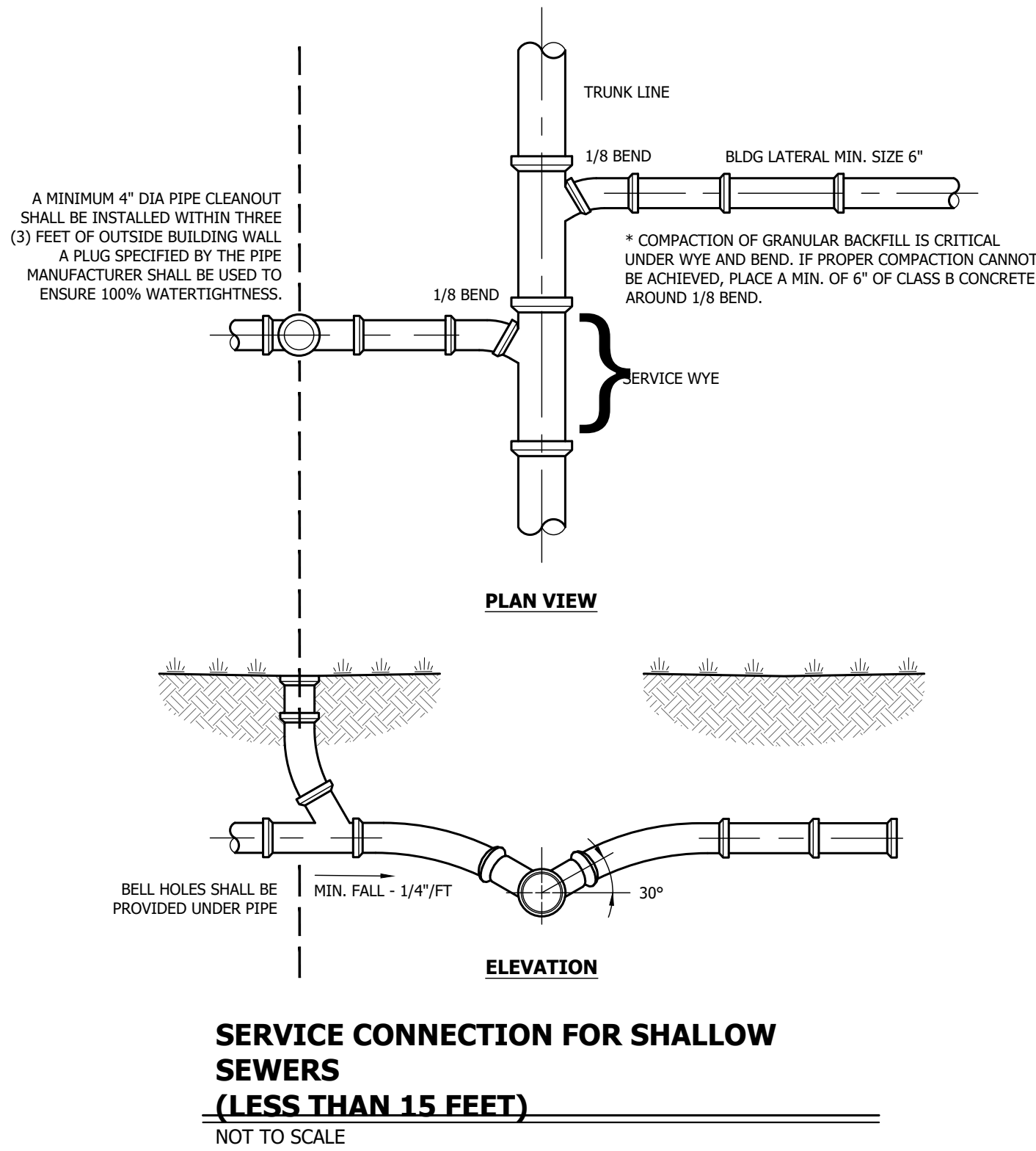
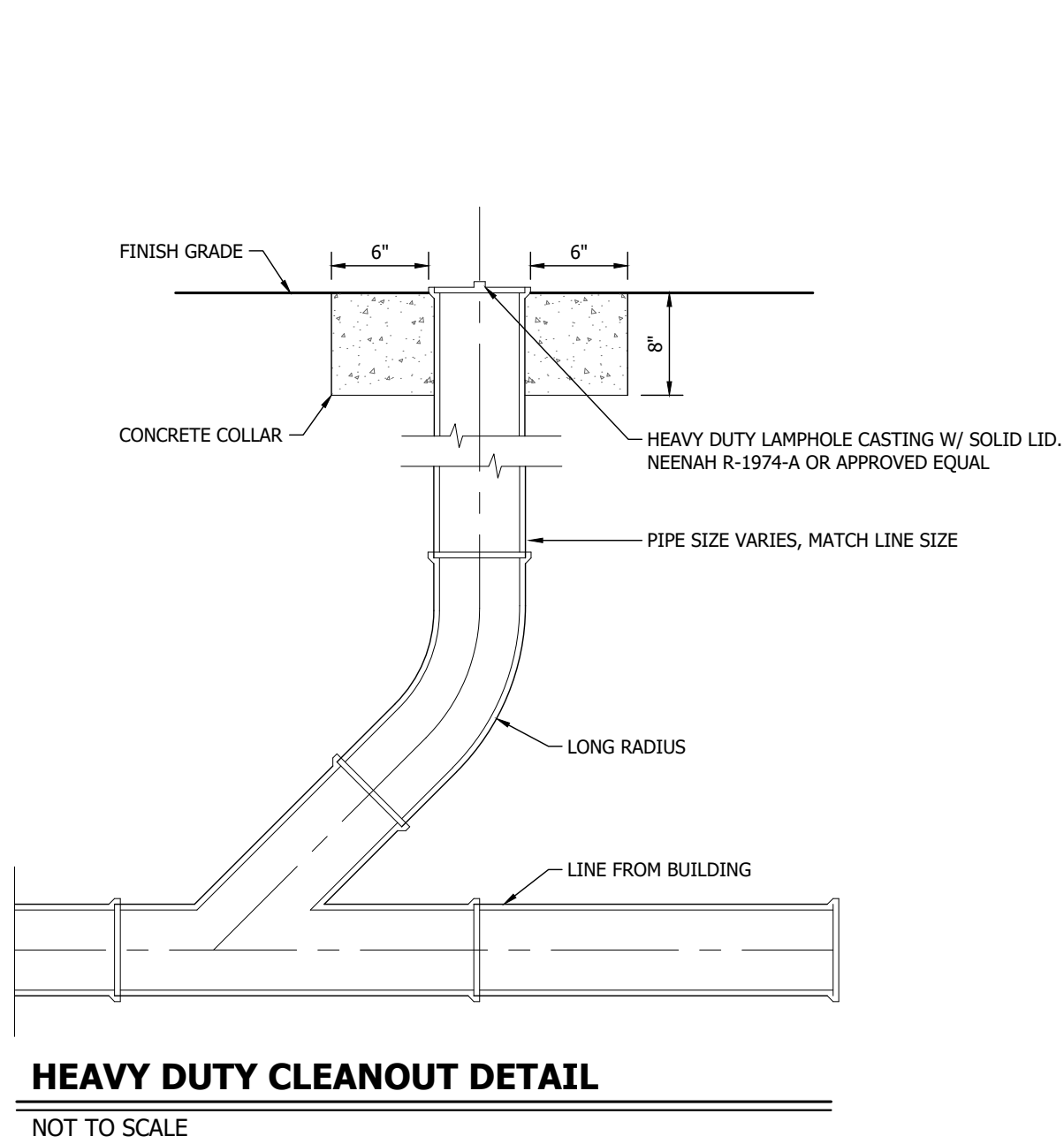
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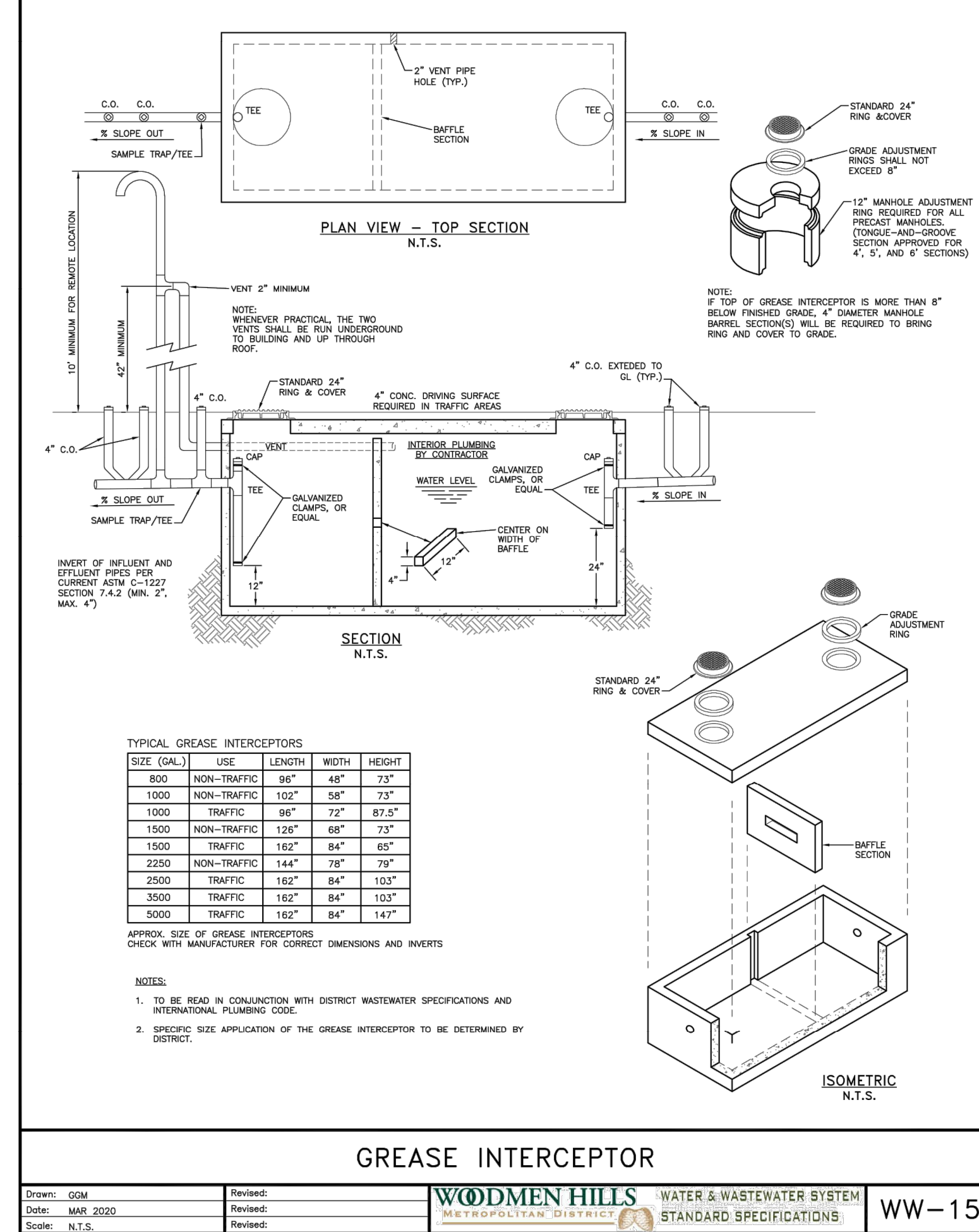
PROJECT NO.	2019-0246
DATE	12/15/2020
SCALE	1" = 20'
SHEET NAME	UTILITY PLAN
SHEET NO.	CU-101



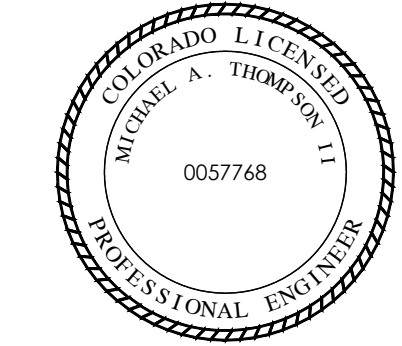
Know what's below.
Call before you dig.



8/11/11	Utility Trench Repair Detail		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DATE APPROVED:	Asphalt Pavement Standard Drawing		
André P. Brackin	REVISION DATE: 11/10/04	FILE NAME: SD_4-20	
DEPARTMENT OF TRANSPORTATION			



REVISION BLOCK



Michael Thompson

DATE 12/15/2020	
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RB AMERICAN GROUP, LLC
6200 Oak Tree Blvd
Independence, Ohio 44131

PROJECT NO. 2019-0246
DATE 12/15/2020
SCALE
SHEET NAME UTILITY DETAILS
SHEET NO.

CU-501

LEGAL DESCRIPTION:

Lot 2, Falcon Highlands Market Place Filing No. 1B, County of El Paso, State of Colorado.

NOTES:

1. Any underground utilities shown have been located from field survey information, as--built drawings and/or utility markings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Public utility locate request was made under Ticket No. A025901494--ODA dated 09/15/2020. This site was located by standard RF methods.
2. Basis of bearings is the east line of Lot 2, Falcon Highland Market Place Filing No. 1B, monumented at the north and south by a no. 5 rebar with a 1 1/4" aluminum cap stamped, "PLS 23515" flush with grade, having a measured bearing of S00°29'35"E a measured distance of 188.77 feet.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published September 24, 2020, referencing Flood Insurance Rate Map, Map Number 08041C0553G effective date December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
4. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by First American Title Insurance Company, Commitment No. NCS--1000392--OMHA with an effective date of June 18, 2020 at 5:00 PM.
5. The lineal units used in this drawing are U.S. Survey Feet.
6. Elevations are based on NAVD 88 datum.
7. The improvements shown hereon are as of the date of field work, September 23, 2020.
8. This site is zoned: No zoning report was provided at the time of survey.

For additional zoning information please contact the El Paso County Planning Department at (719) 520--6300

9. This property contains a calculated area of 49,710 square feet (1.141 acres) more or less.
10. There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
11. Access is obtained indirectly from Meridian Road through a ingress/egress, utility and drainage easement shown on the plat of Falcon Highlands Market Place Filing No. 1 recorded December 29, 2005 under Reception No. 205204360. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.
12. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
13. This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
14. The subject property is vacant land -- Not Posted Address: 11775 Meridian Market View, Falcon, Colorado.
15. There is no observable evidence of earth moving work, building construction or building additions within recent months.
16. There are no changes in street right of way lines either completed or proposed, per documents provided by title company.
17. There is no observable evidence of recent street or sidewalk construction or repairs.
18. There is no evidence of potential wetlands observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were observed at the time of the survey.
19. Encroachment Statement:

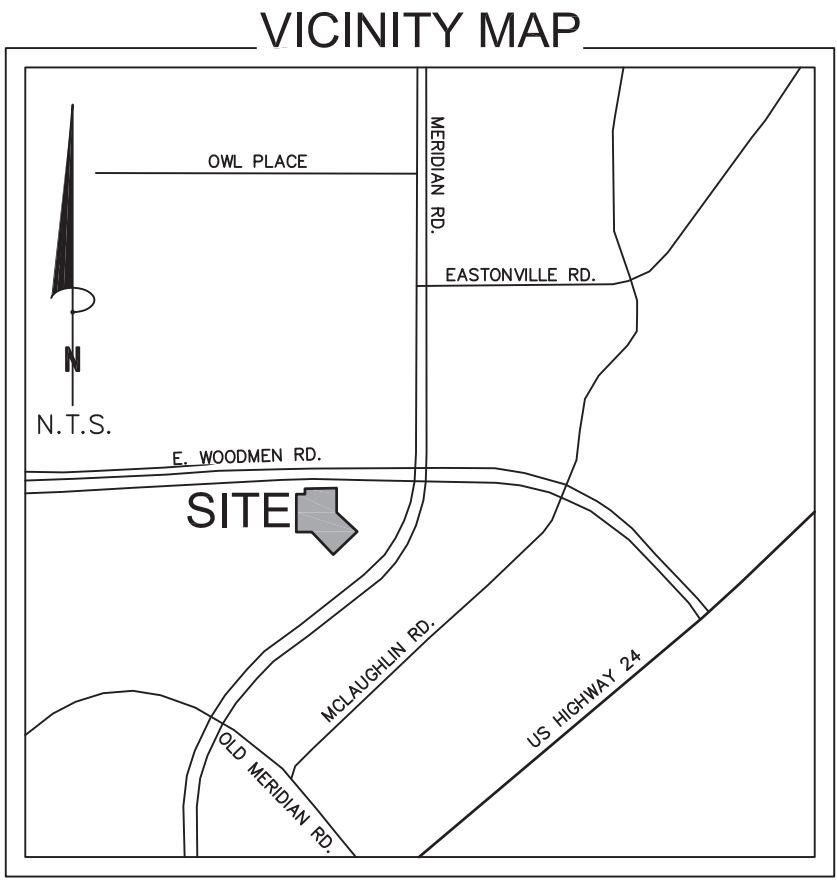
No apparent encroachments at the time of survey.
20. Site Benchmark: Scribed "X" in concrete curb, as shown. Elevation: 6873.16' (NAVD 88)

AREAS OF CONCERN:

- 1 Unable to determine terminus of utility line.
- 2 Gas line is shown per a gas as--built provided by Colorado Spring Utilities, and water line is shown per separate utility sketch

SCHEDULE B2 EXCEPTIONS:

- Item No.
- 9 Easements, notes, covenants, restrictions and rights--of--way as shown on the plat of Falcon, recorded September 18, 1888 in Plat Book B at Page 37.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.
- 10 Reservation of a One Half interest in oil, gas and other minerals as reserved in Deeds recorded December 16, 1964 in Book 2049 at Page 330, and recorded January 7, 1965 in Book 2051 at Page 997, and any and all assignments thereof or interests therein.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.
- 11 Any tax, lien, fee or assessment by reason of inclusion of subject property in the The Upper Black Squirrel Creek Ground Water Management District, as evidenced by instrument recorded December 11, 1979 in Book 3260 at Page 701.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.
- 12 Any tax, lien, fee or assessment by reason of inclusion of subject property in the Falcon Fire Protection District, as evidenced by instrument recorded December 2, 1980 in Book 3380 at Page 670, and in Book 3380 at Page 675, and recorded February 17, 1981 in Book 3404 at Page 582, and in Book 3404 at Page 587.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.
- 13 The Following notice pursuant to CRS 9--1.5--103 concerning underground facilities have been filed with the Clerk and Recorder and are general and does not necessarily give notice of underground facilities with the subject property: Mountain View electric Association, Inc. recorded May 9, 1983 in Book 3718 at Page 812.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.
- 14 Terms, conditions, provisions, obligations and agreements as set forth in the Resolution No. 99--517 recorded March 6, 2001 at Reception No. 201027211.
--IS LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.
- 15 Terms, conditions, provisions, obligations and agreements as set forth in the Agreement recorded February 4, 2002 at Reception No. 202019211.
--IS NOT LOCATED ON SURVEY AREA.
- 16 Terms, conditions, provisions, obligations and agreements as set forth in the Resolution No. 02--282 recorded August 2, 2002 at Reception No. 202127235.
--IS LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.
- 17 PUD Development Plan -- Falcon Highlands recorded August 8, 2002 at Reception No. 202131585, and PUD Guidelines recorded August 8, 2012 at Reception No. 202131586.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.
- 18 Any tax, lien, fee or assessment by reason of inclusion of subject property in the Woodmen Road Metropolitan District, as evidenced by instrument recorded January 23, 2003 at Reception No. 203016313.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.
- 19 Terms, conditions, provisions, obligations and agreements as set forth in the Resolution No. 04--500 recorded January 31, 2005 at Reception No. 205015066.
--IS LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.
- 20 Terms, conditions, provisions, obligations and agreements as set forth in the Resolution No. 05--468 recorded December 29, 2005 at Reception No. 205204357.
--IS LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.
- 21 Terms, conditions, provisions, obligations and agreements as set forth in the Resolution No. 05--469 recorded December 29, 2005 at Reception No. 205204358.
--IS LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.
- 22 Terms, conditions, provisions, obligations and agreements as set forth in the Subdivision Improvements Agreement recorded December 29, 2005 at Reception No. 205204359.
--IS LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.
- 23 Easements, notes, covenants, restrictions and rights--of--way as shown on the plat of Falcon Highlands Market Place Filing No. 1, recorded December 29, 2005 at Reception No. 205204360.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE AND SHOWN HEREON.
- 24 Terms, conditions, provisions, obligations and agreements as set forth in the Access and Maintenance Agreement recorded December 30, 2005 at Reception No. 205205441.
--IS ADJACENT TO SUBJECT PARCEL, SHOWN HEREON.
- 25 Covenants, conditions, restrictions, provisions, easements and assessments as set forth in Easements with Covenants and Restrictions Affecting Land ("ECR") recorded December 30, 2005 at Reception No. 205205445, First Amendment recorded March 8, 2007 at Reception No. 207032067, and Second Amendment recorded September 2, 2009 at Reception No. 209105012, and Third Amendment recorded November 12, 2013 at Reception No. 213138230, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, and any and all amendments, assignments, or annexations thereto.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.
- 26 Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Joint Development Agreement recorded January 6, 2006 at Reception No. 206002273.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.
- 27 Terms, conditions, provisions, obligations and agreements as set forth in the Resolution No. 05--537 recorded January 23, 2006 at Reception No. 206009492.
--IS NOT LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.
- 28 Terms, conditions, provisions, obligations and agreements as set forth in the Resolution No. 05--538 recorded January 26, 2006 at Reception No. 206011021.
--IS LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.
- 29 Terms, conditions, provisions, obligations, easements and agreements as set forth in the Grant of Right of Way recorded December 27, 2006 at Reception No. 206186206.
--IS LOCATED ON SUBJECT PARCEL, SHOWN HEREON.
- 30 Terms, conditions, provisions, obligations and agreements as set forth in the Exclusive Agreement recorded December 29, 2006 at Reception No. 206187816.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.
- 31 Easements, notes, covenants, restrictions and rights--of--way as shown on the plat of Falcon Highlands Market Place Filing No. 1A, recorded November 27, 2006 at Reception No. 206712475.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE AND SHOWN HEREON.
- 32 Terms, conditions, provisions, obligations and agreements as set forth in the Resolution No. 06--338 recorded March 2, 2007 at Reception No. 207029075.
--IS LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.
- 33 Terms, conditions, provisions, obligations, easements and agreements as set forth in the Temporary Drive Aisle Agreement recorded December 8, 2009 at Reception No. 209140581.
--IS LOCATED ON SUBJECT PARCEL, SHOWN HEREON. (POSSIBLY EXPIRED)
- 34 Terms, conditions, provisions, obligations and agreements as set forth in the Common Area Maintenance Agreement recorded December 8, 2009 at Reception No. 209140582.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.
- 35 Terms, conditions, provisions, obligations and agreements as set forth in the Exclusive Agreement recorded December 8, 2009 at Reception No. 209140583.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.
- 36 Easements, notes, covenants, restrictions and rights--of--way as shown on the plat of Falcon Highlands Market Place Filing No. 1B, recorded October 22, 2009 at Reception No. 209712894. Items not listed above are determined non--survey related items and are not plotted hereon.
--IS LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE AND SHOWN HEREON.



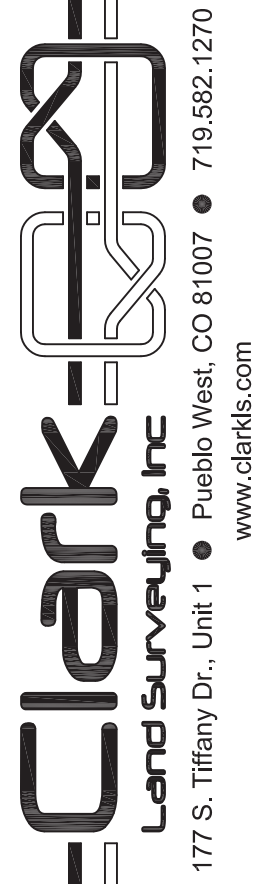
ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST 1/4 OF SECTION 12,
TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.,
CITY OF FALCON, EL PASO COUNTY, COLORADO

Project No.	Drawn By: SCG	Date: 9/24/2020
	Checked By: NJM	Sheet 1 of 2

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

No.	Description	Revisions	
		By	Date
1	Added water/gas line information	SCG	10/2/2020

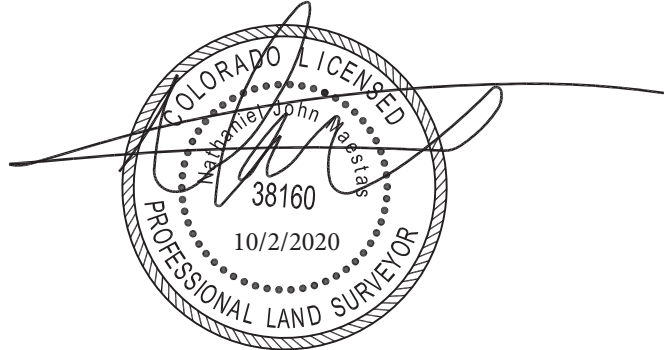


SURVEYOR'S CERTIFICATION:

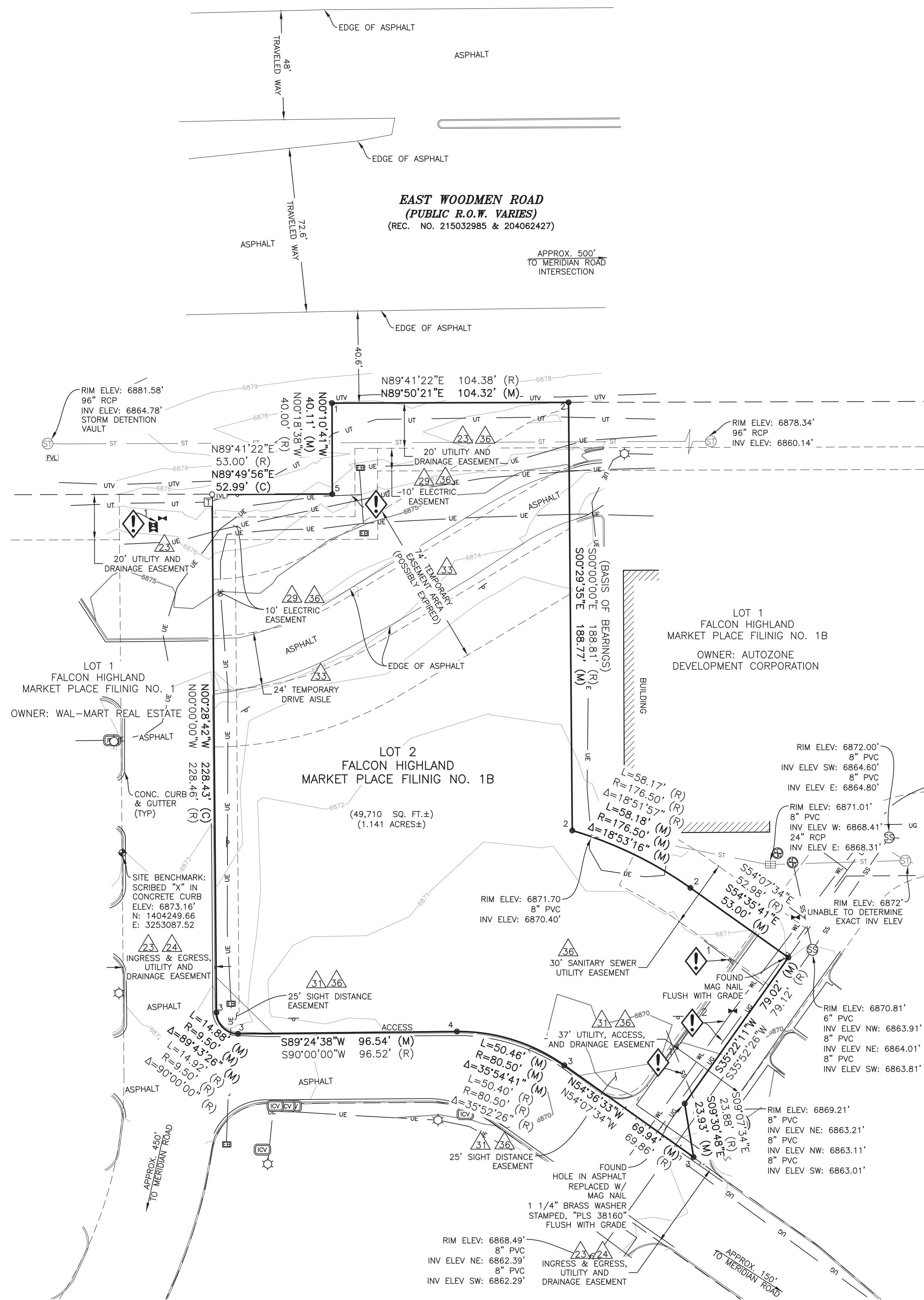
To: Rb Colorado LLC, a Delaware limited liability company; Regency Realty Group, Inc., a Florida corporation; and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6b, 7a, 7b1, 7c, 8, 9, 11, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on September 23, 2020.
Date of Plat or Map: September 24, 2020.

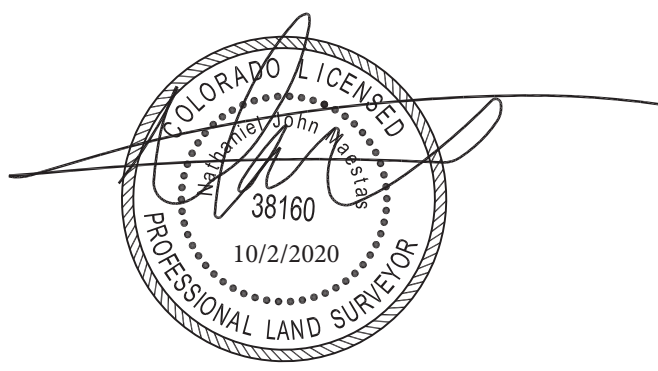
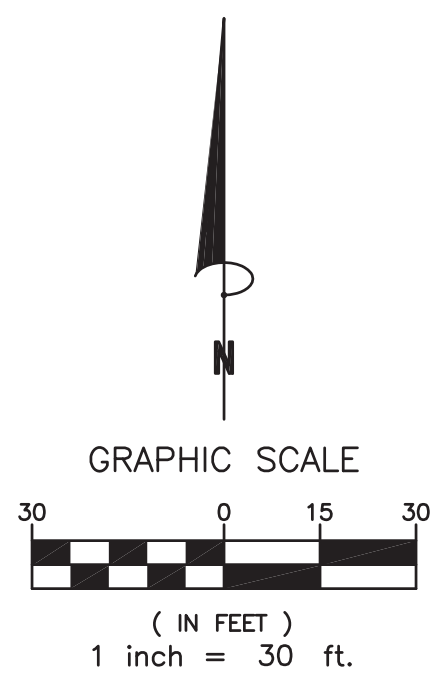
The undersigned further states that the plat was surveyed and drawn to the normal standard of practice of surveyors in the State of Colorado under his direct responsibility and supervision and accurately shows the described tract of land thereof, and that the requirements of Title 38 of Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion. This certification is neither a warranty nor guarantee, either expressed or implied.



Nathaniel J. Maestas
Colorado Professional Land Surveyor No. 38160
For and on behalf of Clark Land Surveying, Inc.
Email: ALTA@clarkls.com



- LEGEND
- ◆ SITE BENCHMARK
 - FOUND MONUMENT (AS NOTED)
 - 1 NO 4 REBAR W/ YELLOW PLASTIC CAP STAMPED, "PLS 24964" FLUSH WITH GRADE
 - 2 NO 5 REBAR W/ 1 1/4" ALUMINUM CAP STAMPED, "PLS 34583" FLUSH WITH GRADE
 - 3 MAG NAIL W/ 1 1/2" ALUMINUM CAP STAMPED, "PLS 34583" FLUSH WITH GRADE
 - 4 NO 5 REBAR W/ 1 1/4" ALUMINUM CAP STAMPED, "PLS 34583" FLUSH WITH GRADE
 - 5 NO 5 REBAR W/ RED PLASTIC CAP STAMPED, "PLS 35589" FLUSH WITH GRADE
 - SET MONUMENT (AS NOTED)
 - NO 5 REBAR W/ RED PLASTIC CAP STAMPED, "PLS 38160" FLUSH WITH GRADE
 - SANITARY MANHOLE
 - CLEANOUT
 - STORM MANHOLE
 - STORM INLET (ROUND)
 - STORM INLET (RECTANGLE)
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - LIGHT POLE
 - ELECTRIC TRANSFORMER
 - ELECTRIC CABINET
 - FIBEROPTIC VAULT
 - TELEPHONE VAULT
 - TELEPHONE PEDESTAL
 - TELEPHONE MARKER
 - SIGN
 - ST — STORM LINE (UNDERGROUND)
 - SS — SANITARY LINE (UNDERGROUND)
 - WL — WATER LINE (UNDERGROUND)
 - UE — ELECTRIC LINE (UNDERGROUND)
 - UT — TELEPHONE LINE (UNDERGROUND)
 - UTV — CABLE TV LINE (UNDERGROUND)
 - UG — GAS LINE (UNDERGROUND)
 - X ○ EXCEPTION NUMBER
 - X ○ AREA OF CONCERN
 - (R) RECORD
 - (M) MEASURED
 - (C) CALCULATED



ALTANSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST 1/4 OF SECTION 12,
TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.,
CITY OF FALCON, EL PASO COUNTY, COLORADO

Project No. 200838 Drawn By: SCG Date: 9/24/2020
Checked By: NJM Sheet 2 of 2

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Revisions		Date	
No.	Description	By	Date
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