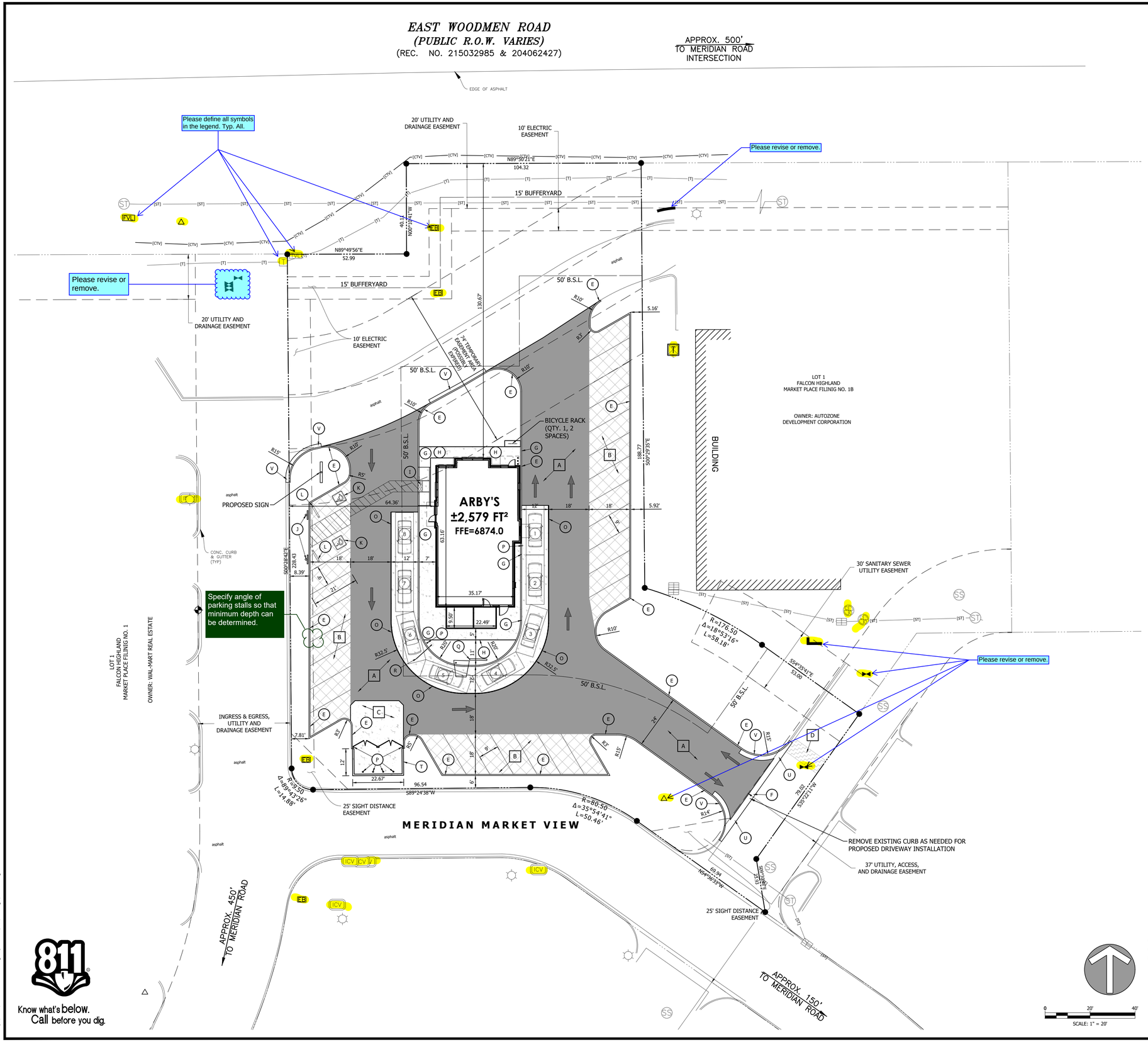


LEGEND OF EXISTING FEATURES

	PROPERTY LINE		BENCHMARK
	RIGHT-OF-WAY LINE	RBC	MONUMENT
	SETBACK LINE		SECTION CORNER
	EASEMENT	ET / HC	TRANSFORMER HVAC
	SECTION LINE	E(M) / E	ELECTRIC METER ELECTRIC MANHOLE
	CENTERLINE		POWER POLE | GUY WIRE
799	INTERMEDIATE CONTOUR		LIGHT POLE
800	INDEX CONTOUR	/ T	TELEPHONE PEDESTAL TELEPHONE MANHOLE
[T]	TELEPHONE UNDER GR.	G / E	GAS MARKER ELECTRIC MARKER
[OH-T]	TELEPHONE OVERHEAD	TR / TR	TRAFFIC POLE TRAFFIC MANHOLE
[FO]	FIBER OPTIC SERVICE	G(M) / G	GAS METER GAS VALVE
[G]	GAS SERVICE	ST / S	STORM MANHOLE SANITARY MANHOLE
[E]	POWER UNDERGROUND		STORM INLETS
[OH-E]	POWER OVERHEAD	C.O. / D.S.	CLEAN-OUT DOWNSPOUT
[W]	WATER SERVICE		FIRE HYDRANTS
[S]	SANITARY SEWER	W(M) / W	WATER METER WATER VALVES
[ST]	STORM SEWER		POST INDICATOR VALVE FIRE DEPARTMENT CONN.
[NP]	POND NORMAL POOL		SIGNS
	EX. FLOWLINE		MAILBOX
	CHAIN LINK FENCE		ADA PARKING
x	FARM FENCE	24	PARKING COUNT
/	WOOD FENCE		TREES
	IRON FENCE | RAILING		SHRUB
	BUILDING | STRUCTURE		
	EX. BUILDING OVERHEAD	+ 6815.35	SPOT GRADE
RIM	RIM ELEVATION		
INV.	INVERT ELEVATION		
FFE	FINISHED FLOOR ELEVATION		

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	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)	
U	DRIVEWAY GUTTER	CS-501
V	COMBINED CURB & GUTTER	CS-502

SITE INFORMATION

PARCEL NUMBER:	5312101019
ZONING DISTRICT:	CR, COMMERCIAL REGIONAL
LOT AREA:	1.14 ACRES
BUILDING AREA:	2,579± FT²
ADJOINER ZONING:	
NORTH	PUD, PLANNED UNIT DEVELOPMENT
SOUTH	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	
(1) SPACE PER 1,000 FT²	28 SPACES
PROVIDED SPACES	28 SPACES

Revise to 1 space per 100 square feet. Include ADA space requirements and proposed spaces.

Know what's below. Call before you dig.

REVISION BLOCK

COLORADO LICENSED MICHAEL A. THEMPSON 0057768 PROFESSIONAL ENGINEER

Michael Thompson

DATE	
10/21/2020	
DRAWN BY	CHECKED BY
KPB	AMT

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY
11Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

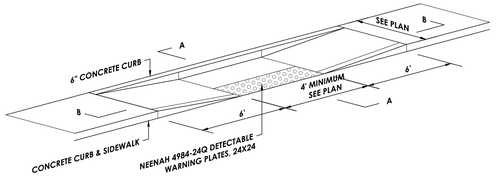
CONSTRUCTION PLANS FOR:
ARBY'S I FALCON, CO
11775 Meridian Market View
Falcon, Colorado 80831

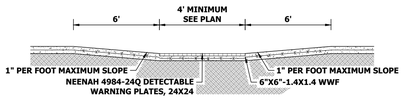
BELL AMERICAN GROUP, LLC
8930 Bash Street, Suite L
Indianapolis, Indiana 46256

PROJECT NO.
2019-0246
DATE
10/21/2020
SCALE
1" = 20'
SHEET NAME
SITE PLAN
SHEET NO.
CS-101

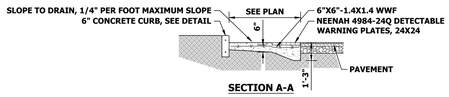
p:\2019\0246 - bell american group - falcon, co\drawings\cs-101.dwg

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





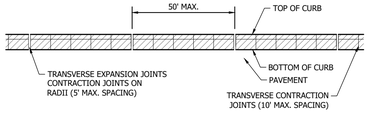
SECTION B-B



SECTION A-A

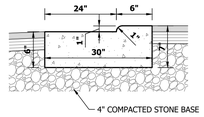
PARALLEL CURB RAMP

NOT TO SCALE



CURB JOINT DETAILS

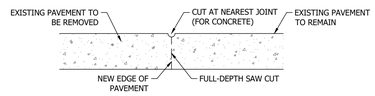
NOT TO SCALE



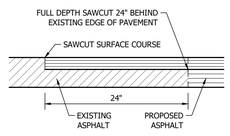
1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI IN 28 DAYS. CONFIRM WITH GEOTECHNICAL REPORT.

DRIVEWAY GUTTER DETAIL

NOT TO SCALE



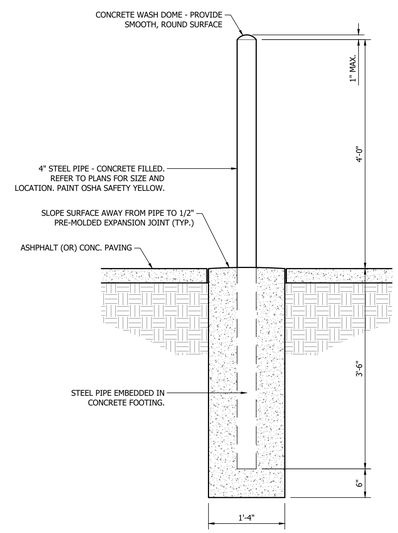
CONCRETE SAWCUT



ASPHALT SAWCUT AND LAP JOINT

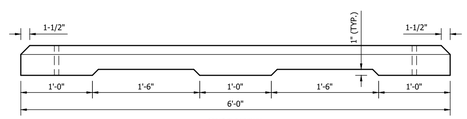
SAWCUT / LAP JOINT DETAIL

NOT TO SCALE

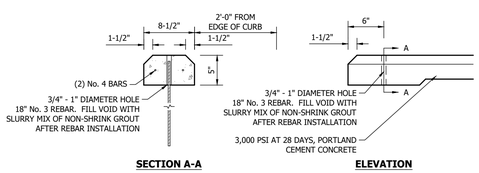


BOLLARD DETAIL

NOT TO SCALE



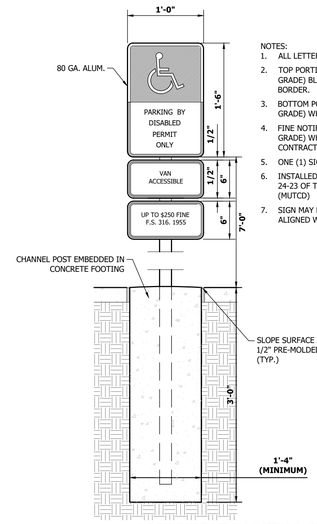
SIDE VIEW



SECTION A-A **ELEVATION**

PRECAST CONCRETE WHEELSTOP

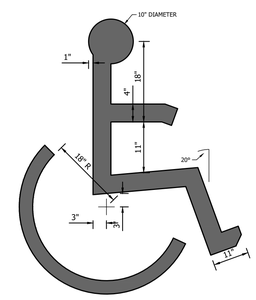
NOT TO SCALE



NOTES:
1. ALL LETTERS ARE 1" SERIES 'C' PER 2003 MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.
5. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
7. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.

ACCESSIBLE PARKING SIGNAGE

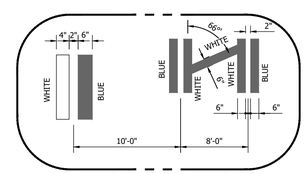
NOT TO SCALE



1. ALL STRIPES TO BE 4" PAINTED

ACCESSIBLE PARKING PAVEMENT MARKINGS

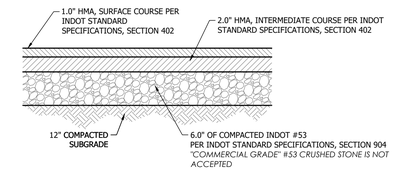
NOT TO SCALE



ENLARGED STRIPING LAYOUT

ACCESSIBLE PARKING PAVEMENT MARKINGS

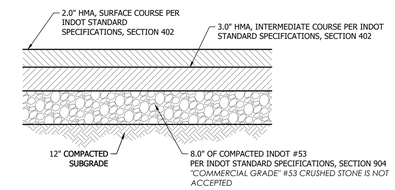
NOT TO SCALE



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

STANDARD DUTY ASPHALT PAVEMENT

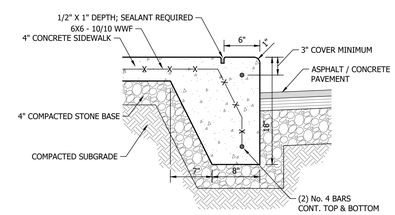
NOT TO SCALE



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

HEAVY DUTY ASPHALT PAVEMENT

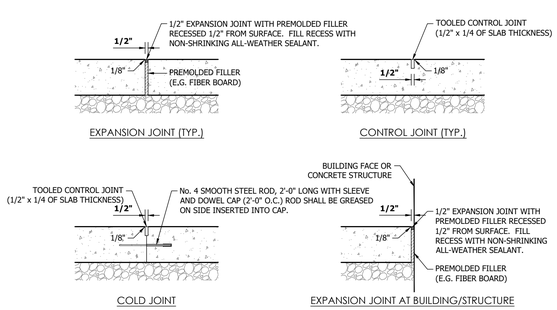
NOT TO SCALE



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

CONCRETE CURB & WALK DETAIL

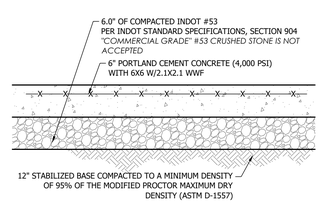
NOT TO SCALE



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

CONCRETE PAVING JOINT DETAILS

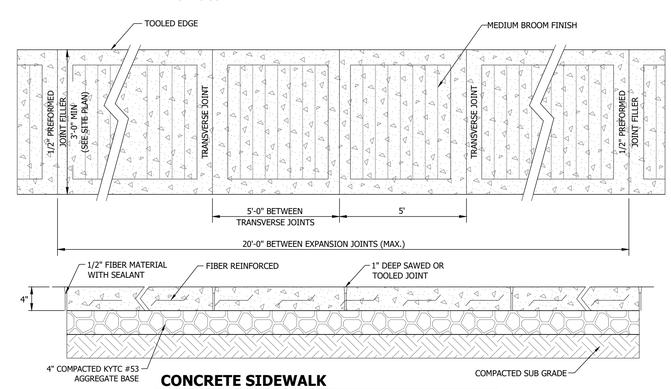
NOT TO SCALE



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

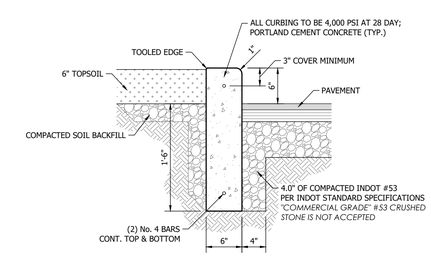
CONCRETE PAVEMENT

NOT TO SCALE



CONCRETE SIDEWALK

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

COLORADO LICENSED MICHAEL A. THOMPSON II 0057768 PROFESSIONAL ENGINEER

Michael Thompson

DATE 10/21/2020

DRAWN BY KPB | CHECKED BY AMT

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY
11Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

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

BELL AMERICAN GROUP, LLC
8930 Bash Street, Suite L
Indianapolis, Indiana 46256

PROJECT NO. 2019-0246

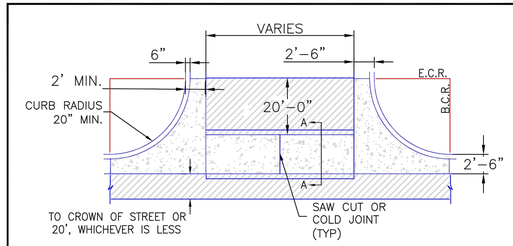
DATE 10/21/2020

SCALE

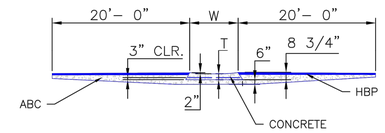
SHEET NAME **SITE DETAILS**

SHEET NO. CS-501

p:\2019\0246 - bell american group - falcon, co\drawings\cs-501.dwg



PLAN VIEW



SECTION A–A

NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.

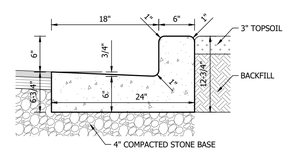
2. T – SQUARED–OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.

3. = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

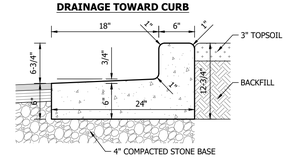
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Cross Pan Layout Detail Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_2–26	EL PASO COUNTY COLORADO DEPARTMENT OF TRANSPORTATION



DRAINAGE TOWARD CURB



DRAINAGE AWAY FROM CURB

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

COMBINED CURB & GUTTER DETAIL

NOT TO SCALE

REVISION BLOCK

COLORADO LICENSED
MICHAEL A. THOMPSON II
0057768
PROFESSIONAL ENGINEER

Michael Thompson

DATE
10/21/2020

DRAWN BY	CHECKED BY
KPB	AMT

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY

11Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

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

BELL AMERICAN GROUP, LLC
8930 Bash Street, Suite L
Indianapolis, Indiana 46256

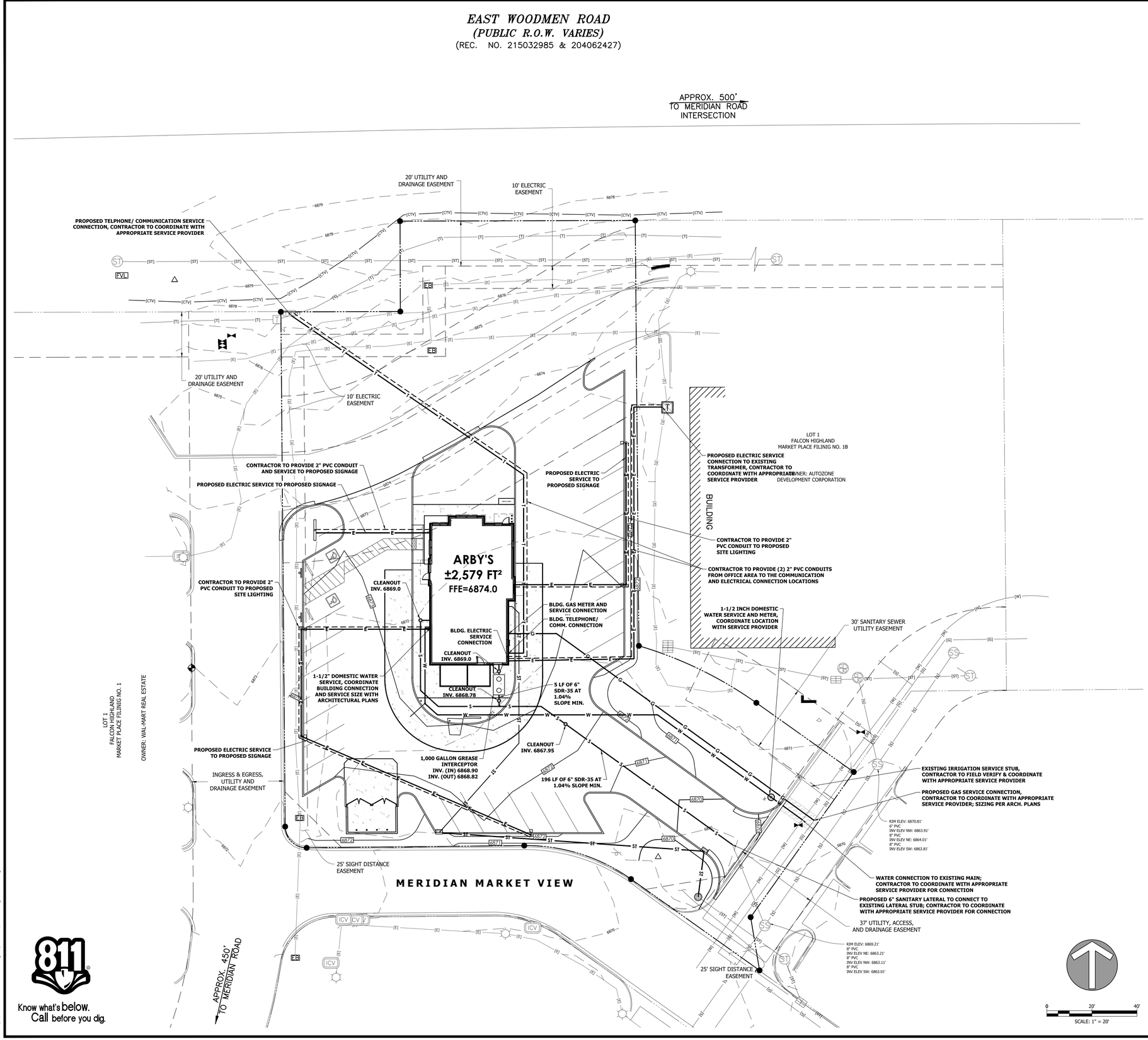
PROJECT NO.
2019-0246

DATE
10/21/2020

SCALE

SHEET NAME
SITE DETAILS

SHEET NO.
CS-502



LEGEND OF EXISTING FEATURES

	PROPERTY LINE		BENCHMARK
	RIGHT-OF-WAY LINE	RBC	MONUMENT
	SETBACK LINE		SECTION CORNER
	EASEMENT	ET HC	TRANSFORMER HVAC
	SECTION LINE	E(M) E	ELECTRIC METER ELECTRIC MANHOLE
	CENTERLINE		POWER POLE | GUY WIRE
799	INTERMEDIATE CONTOUR		LIGHT POLE
800	INDEX CONTOUR	T	TELEPHONE PEDESTAL TELEPHONE MANHOLE
[T]	TELEPHONE UNDER GR.	G E	GAS MARKER ELECTRIC MARKER
[OH-T]	TELEPHONE OVERHEAD	TR TR	TRAFFIC POLE TRAFFIC MANHOLE
[FO]	FIBER OPTIC SERVICE	G(M) G	GAS METER GAS VALVE
[G]	GAS SERVICE	ST S	STORM MANHOLE SANITARY MANHOLE
[E]	POWER UNDERGROUND		STORM INLETS
[OH-E]	POWER OVERHEAD	C.O. D.S.	CLEAN-OUT DOWNSPOUT
[W]	WATER SERVICE		FIRE HYDRANTS
[S]	SANITARY SEWER	W(M) W	WATER METER WATER VALVES
[ST]	STORM SEWER		POST INDICATOR VALVE FIRE DEPARTMENT CONN.
[NP]	POND NORMAL POOL		SIGNS
	EX. FLOWLINE		MAILBOX
	CHAIN LINK FENCE		ADA PARKING
	FARM FENCE	24	PARKING COUNT
	WOOD FENCE		TREES
	IRON FENCE | RAILING		SHRUB
	BUILDING | STRUCTURE		
	EX. BUILDING OVERHEAD	+ 681.35	SPOT GRADE
RIM	RIM ELEVATION		
INV.	INVERT ELEVATION		
FFE	FINISHED FLOOR ELEVATION		

UTILITY PLAN LEGEND - PROPOSED

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

UTILITY CONTACTS

ELECTRIC SERVICE
MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831

CONTACT: CATHY HANSEN-LEE

P. (719) 495-2283

PHONE SERVICE
AT&T
7376 MCLAUGHLIN ROAD
FALCON, CO 80831

P. (719) 266-2665

GAS SERVICE
BLACK HILLS ENERGY
105 S. VICTORIA AVENUE
PUEBLO, CO 81003

P. (888) 890-5554

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@CLAconnect.com

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@CLAconnect.com

REVISION BLOCK

COLORADO LICENSED
MICHAEL A. THOMPSON II
0057768
PROFESSIONAL ENGINEER

Michael Thompson

DATE
10/21/2020

DRAWN BY
KPB

CHECKED BY
AMT

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY

11Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

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

BELL AMERICAN GROUP, LLC
8930 Bash Street, Suite L
Indianapolis, Indiana 46256

PROJECT NO.
2019-0246

DATE
10/21/2020

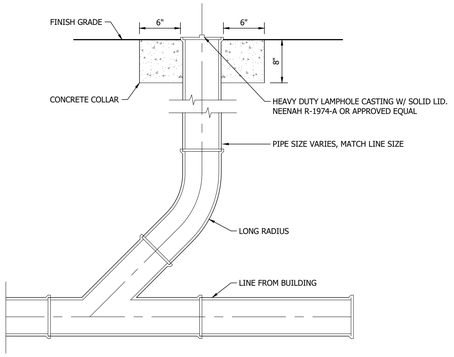
SCALE
1" = 20'

SHEET NAME
UTILITY PLAN

SHEET NO.
CU-101

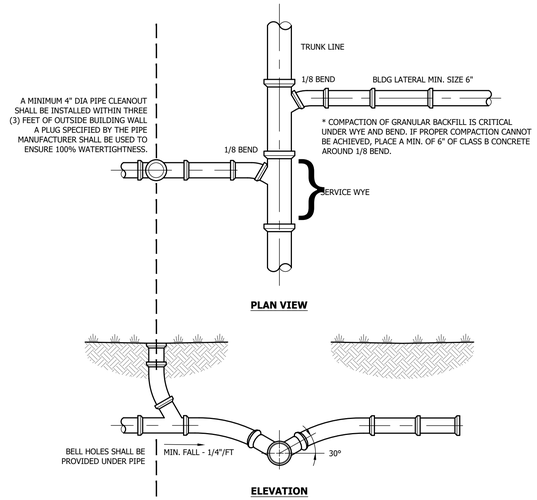
811
Know what's below.
Call before you dig.

p:\2019\0246 - bell american group - falcon, co\drawings\cu-101.dwg



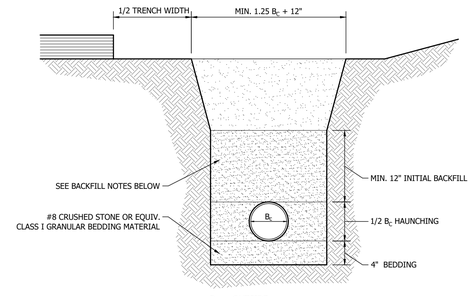
HEAVY DUTY CLEANOUT DETAIL

NOT TO SCALE



SERVICE CONNECTION FOR SHALLOW SEWERS (LESS THAN 15 FEET)

NOT TO SCALE

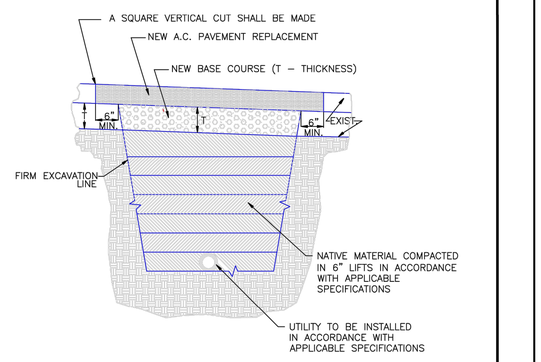


BACKFILL NOTES:

1. WHERE PIPE IS DIRECTLY BENEATH OR WITHIN 5 FEET OF PAVEMENT AREAS, FINAL BACKFILL SHOULD CONSIST OF COMPACTED #53 AGGREGATE PLACED FROM 12" ABOVE THE TOP OF PIPE TO THE PAVEMENT BASE.
2. OUTSIDE PAVEMENT AREAS, NATIVE MATERIAL SHALL BE USED AND COMPACTED TO PREVENT SETTLEMENT. NATIVE MATERIAL TO BE CLEAN FILL MATERIAL AND FREE OF ROCKS 6" IN DIAMETER AND LARGER.
3. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D231, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
4. ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS. BEDDING MATERIAL SHALL BE HAND PLACED AROUND THE HAUNCH & SIDES OF THE PIPE TO ENSURE PROPER COMPACTION & COMPLETE FILING OF ALL VOIDS.

FLEXIBLE PIPE BEDDING DETAIL

NOT TO SCALE



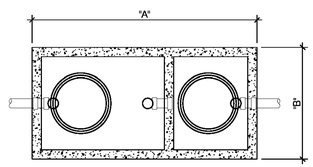
NOTES:

1. THIS DETAIL MAY BE USED FOR PAVEMENT CUTS LESS THAN 200 SQ. FT.
2. EXISTING PAVEMENT MAY BE ROUGH CUT INITIALLY IN CONJUNCTION WITH TRENCHING.
3. A SQUARE VERTICAL CUT SHALL BE MADE IN THE EXISTING A.C. PAVEMENT AFTER PLACEMENT OF BACKFILL PRIOR TO PAVEMENT REPLACEMENT.
4. THICKNESS OF NEW A.C. PAVEMENT REPLACEMENT SHALL MATCH EXISTING (4" MIN.)
5. THICKNESS OF NEW BASE COURSE SHALL BE MINIMUM OF 6" OR EQUAL TO EXISTING, WHICHEVER IS GREATER.

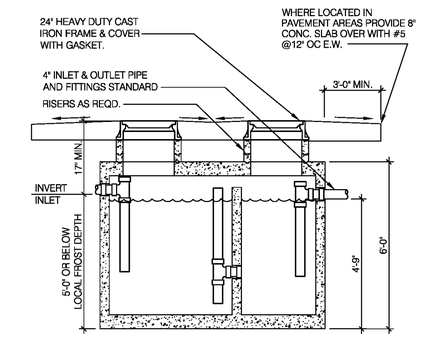
SCALE: NOT TO SCALE

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

EXTERIOR GREASE INTERCEPTOR



TOP VIEW



SECTION

G.T. SIZE	DIM. "A"	DIM. "B"
500 GALLON	6'-2"	4'-2"
750 GALLON	8'-1"	4'-0"
1000 GALLON	8'-2"	5'-1"
1200 GALLON	8'-6"	5'-9"

YUM! STD. — YUM! STD.

NOTE:
UTILIZE 1,000 GALLON INTERCEPTOR UNLESS LOCAL CODES SPECIFY ALTERNATIVE CAPACITY.

YCS012

EXTERIOR GREASE INTERCEPTOR

REVISION BLOCK

COLORADO LICENSED
MICHAEL A. THOMPSON II
0057768
PROFESSIONAL ENGINEER

Michael Thompson

DATE
10/21/2020

DRAWN BY	CHECKED BY
KPB	AMT

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY
11Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

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

BELL AMERICAN GROUP, LLC
8930 Bash Street, Suite L
Indianapolis, Indiana 46256

PROJECT NO.
2019-0246

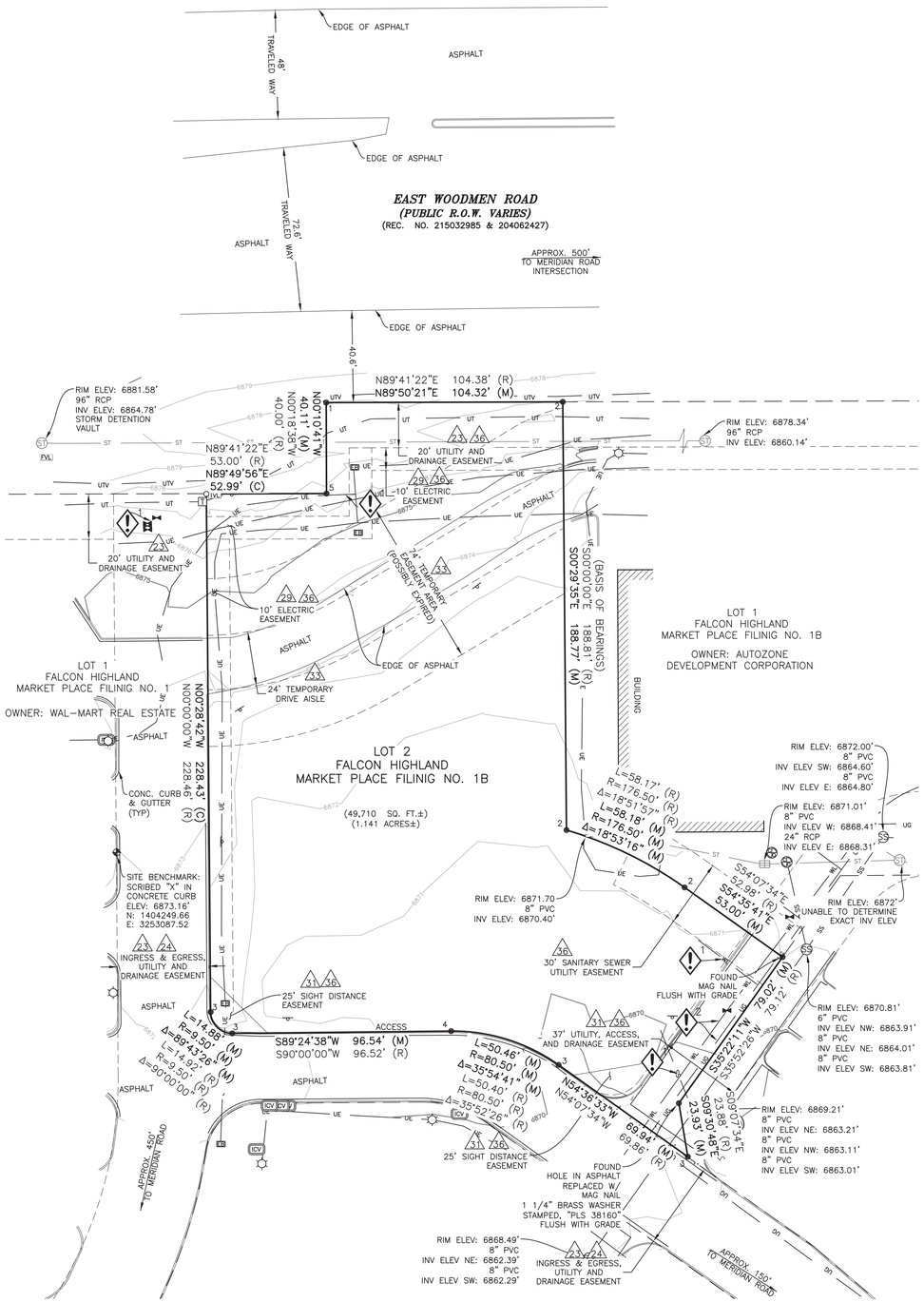
DATE
10/21/2020

SCALE

SHEET NAME
UTILITY DETAILS

SHEET NO.
CU-501

p:\2019\0246 - bell american group - falcon, co\drawings\cu-501.dwg



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 23515" 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
SS	SANITARY MANHOLE
	CLEANOUT
ST	STORM MANHOLE
	STORM INLET (ROUND)
	STORM INLET (RECTANGLE)
	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
	LIGHT POLE
	ELECTRIC TRANSFORMER
	ELECTRIC CABINET
FVL	FIBEROPTIC VAULT
TVL	TELEPHONE VAULT
T	TELEPHONE PEDESTAL
T	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

N

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

COLORADO LICENSED
ALAN J. PHILLIPS
38160
10/2/2020
PROFESSIONAL LAND SURVEYOR

Clark Land Surveying, Inc
177 S. Tiffany Dr., Unit 1 ● Pueblo West, CO 81007 ● 719.582.1270
www.clarkls.com

Revisions

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

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.

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. 200838	Drawn By: SCG	Date: 9/24/2020
	Checked By: NJM	Sheet 2 of 2

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. A025901494-00A 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:

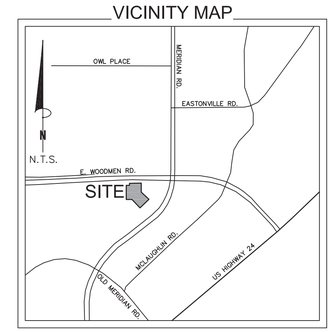
1. Unable to determine terminus of utility line.
2. Gas line is shown per a gas as-built provided by Colorado Spring Utilities, and water line is shown per seperate utility sketch

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. 209712994. 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.

VICINITY MAP



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 Statues, 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.

COLORADO LICENSED
NATHANIEL J. MAESTAS
38160
10/2/2020
PROFESSIONAL LAND SURVEYOR

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

Clark Land Surveying, Inc
177 S. Tiffany Dr., Unit 1 ● Pueblo West, CO 81007 ● 719.582.1270
www.clarkls.com

Revisions

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

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.

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. 200838
Drawn By: SCG
Checked By: NJM
Date: 9/24/2020
Sheet 1 of 2