

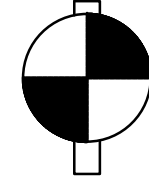
FALCON - RETAIL PAINT STORE

FALCON HIGHLANDS SITE PLAN, FILE #22-006-031
 A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF
 SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 CITY OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO

DRAWING INDEX		
SHEET	SHEET TITLE	SHEET NUMBER
CV-1	COVER SHEET	1
C-1.0	SITE PLAN	2
C-2.0	GRADING PLAN	3



BENCHMARK DATA



A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARKING BEING SET NO.5 REBAR WITH A RED PLASTIC CAP STAMPED "P.S.M. CONTROL" AS SHOWN HEREON ELEVATION = 6,876.17' (NAVD88).

VERTICAL DATUM

BASIS OF BEARING

BEARINGS ARE BASED ON THE WESTERLY LINE OF LOT 4 OF THE FALCON HIGHLANDS MARKET PLACE FILING NO. 1A, ASSUMES TO BEAR N00°29'55"W A DISTANCE OF 208.99 FEET FROM A CHISELED "X" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 4 TO A 1.25" ALUMINUM CAP STAMPED L.S. #27605 FOUND AT THE NORTHWEST CORNER OF SAID LOT 4.

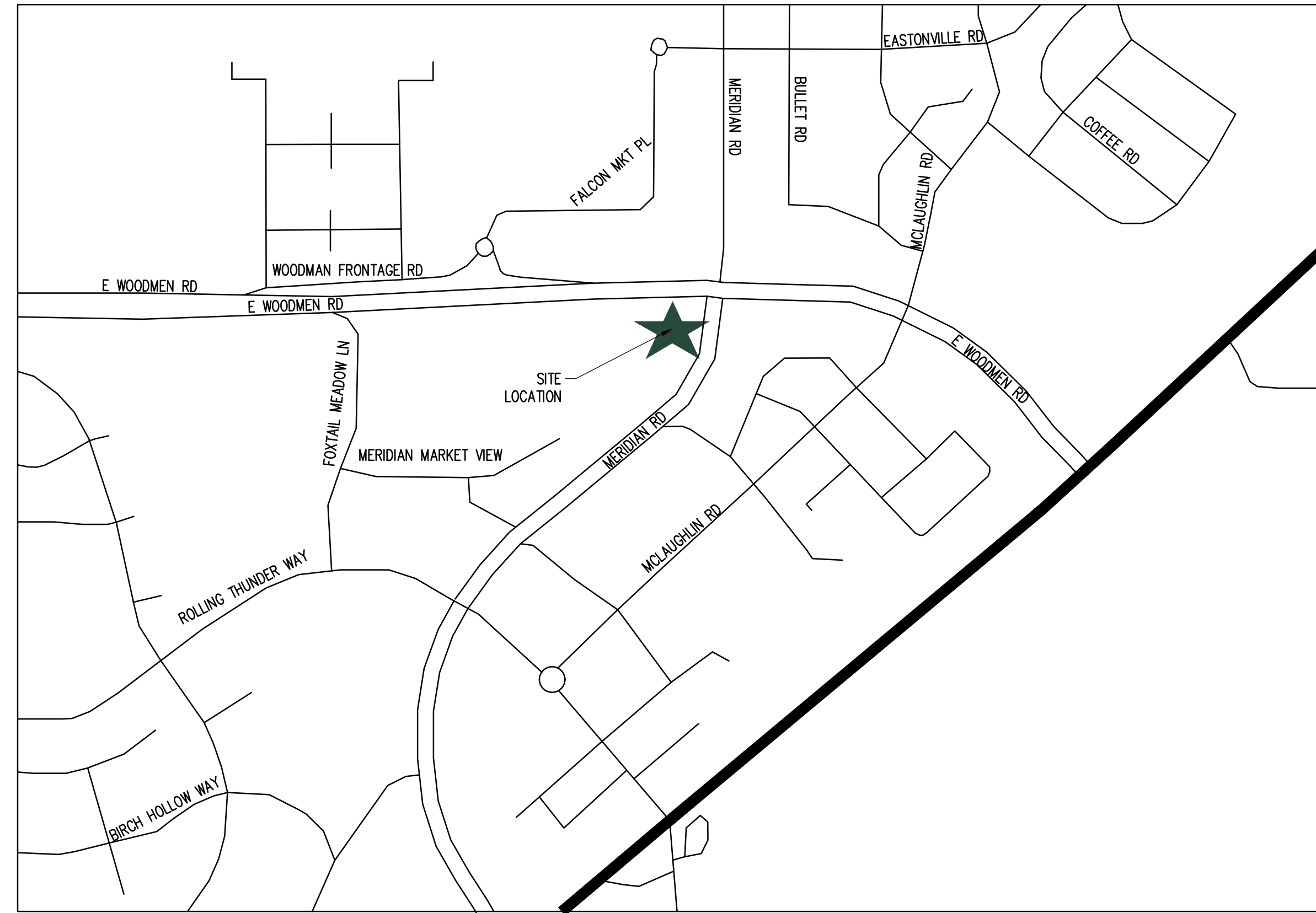
LEGAL DESCRIPTION

LOT 4 FALCON HIGHLANDS MARKET PLACE FILING NO. 1A;

RECEPTION NO. 206712475,
 EL PASO COUNTY, COLORADO

NOTE

- SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SPECIFICATIONS AND COUNTY OF EL PASO STANDARDS WHICH ARE HEREBY REFERENCED AS PART OF THESE PLANS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON THE SURVEY PREPARED BY PRECISION SURVEY & MAPPING, DATED 05/17/2022. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEMARK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEMARK WHICH WOULD BE AFFECTED. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR**
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION 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 48 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 THESE PLANS.
- THE CONTRACTOR SHALL RESTRICT WORKING HOURS TO BETWEEN 7:00 AM AND 6:00 PM ON NORMAL EL PASO COUNTY BUSINESS DAYS UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE COUNTY.



VICINITY MAP

1:1000'



PROJECT NOTES

- THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 0804100553G, WITH AN EFFECTIVE DATE OF 12/7/2018.
- PER COUNTY CODE SECTION 6.2.3.B.1.A, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 719-520-6300 TO BEGIN A SIGN PERMIT APPLICATION.
- OLD REPUBLIC TITLE INSURANCE COMPANY, ORDER NO. SC55101761-5 DATED MARCH 29, 2022 WAS RELIED UPON ENTIRELY FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ALL RESTRICTIONS SET FORTH IN SAID COMMITMENT.
- ALL DIMENSIONS SHOWN HEREON ARE IN U.S. FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WAS FOUND AT THE TIME OF SURVEY AND NO OBSERVABLE EVIDENCE OF BUILDING ADDITIONS WITHIN RECENT MONTHS.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THEIR ASSIGNS.

PROPOSED DEVELOPMENT SUMMARY TABLE

SITE LOCATION	BUSINESS PARK LOCATED NORTHEAST OF MERIDIAN MARKET VIEW
SITE ADDRESS	LOT 4: 11695 MERIDIAN MARKET VIEW, FALCON, CO 80831
OWNER	FIRST BANK OF EL PASO COUNTY
OWNER ADDRESS	12345 W. COLFAX AVE., DENVER, CO 80215
OWNER CONTACT	PETE WHALEN, PH: 303-231-2034
TAX SCHEDULE NUMBER	5312101015
ZONE DISTRICT	CR
TOTAL ACREAGE	1.06
EXISTING USE	FIRSTBANK- FALCON BRANCH
PROPOSED USE	RETAIL PAINT STORE
BUILDING SETBACK	EXISTING (NO CHANGE)
BUILDING HEIGHT	EXISTING (NO CHANGE)
BUILDING FOOTPRINT	4,379 SF
PARKING	REQUIRED: 18; PROVIDED: 26
LOT COVERAGE	9% (BUILDING) 54% (IMPERVIOUS SURFACES) 37% (PERVIOUS SURFACES)

PROJECT CONTACTS:

CIVIL ENGINEER
 RIDGETOP ENGINEERING
 541 E. GARDEN DRIVE, UNIT N
 WINDSOR, CO 80550
 (970) 663-4552
 CONTACT: MIKE BEACH, P.E.

DEVELOPER/APPLICANT
 WALL DEVELOPMENT GROUP
 4201 EAST YALE AVENUE
 DENVER, CO 80222
 (720) 907-9010
 CONTACT: ALICIA KHINE

ARCHITECT
 LINGLE DESIGN GROUP INC.
 1764 BLAKE STREET
 DENVER, CO 80202
 (303) 974-5873
 CONTACT: MICHAEL PUCKETT

SURVEYOR
 PRECISION SURVEY & MAPPING
 9025 E. KENYON AVE., SUITE 150
 DENVER, CO 80237
 (303) 753-9799
 CONTACT: STEVEN BAILEY

SEAL

PROJECT TITLE
**FALCON-
 RETAIL PAINT
 STORE**

11695 MERIDIAN MARKET
 VIEW, FALCON, CO 80831

PREPARED FOR
**WALL DEVELOPMENT
 GROUP**

4201 E. YALE AVE, #140
 DENVER, CO 80222

SUBMITTAL
SITE PLAN

DRAWN BY: AJIS
 CHECKED BY: MRB
 PROJECT NO.: #22-006-031

REVISIONS
 CITY COMMENTS 02/10/2023

DATE
02/10/2023

SHEET TITLE
COVER SHEET

SHEET INFORMATION
CV-1

1 of 3



Know what's below.
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REVIEWED BY: _____ DATE _____
 EL PASO COUNTY ENGINEERING

FALCON - RETAIL PAINT STORE

FALCON HIGHLANDS SITE PLAN, FILE #22-006-031
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 SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 CITY OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

[Symbol]	STANDARD DUTY ASPHALT
[Symbol]	HEAVY DUTY PCP
[Symbol]	SIDEWALKS
[Symbol]	LANDSCAPE
[Symbol]	PROPERTY LINE
[Symbol]	CURB AND GUTTER
[Symbol]	SAW CUT
[Symbol]	CANOPY
[Symbol]	ADA PATH
[Symbol]	BUILDING
[Symbol]	FIBER OPTIC LINE
[Symbol]	WATER LINE
[Symbol]	STORM DRAIN LINE
[Symbol]	SANITARY SEWER LINE
[Symbol]	GAS LINE
[Symbol]	ELECTRICAL LINE
[Symbol]	PARKING BUBBLE
[Symbol]	LIGHTPOLE (TYP)
[Symbol]	FIRE HYDRANT
[Symbol]	TRANSFORMER

PROJECT TITLE
**FALCON-
 RETAIL PAINT
 STORE**

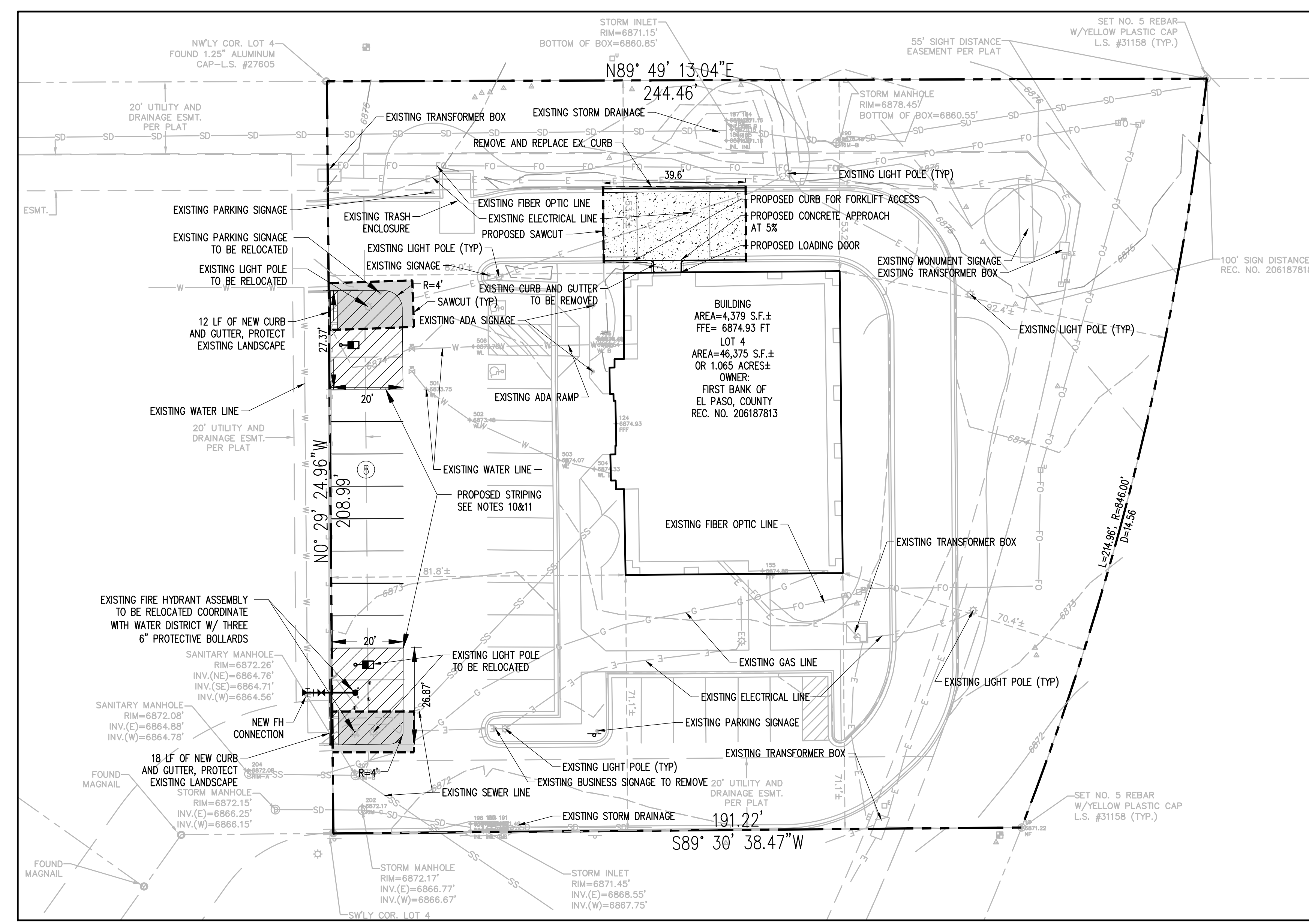
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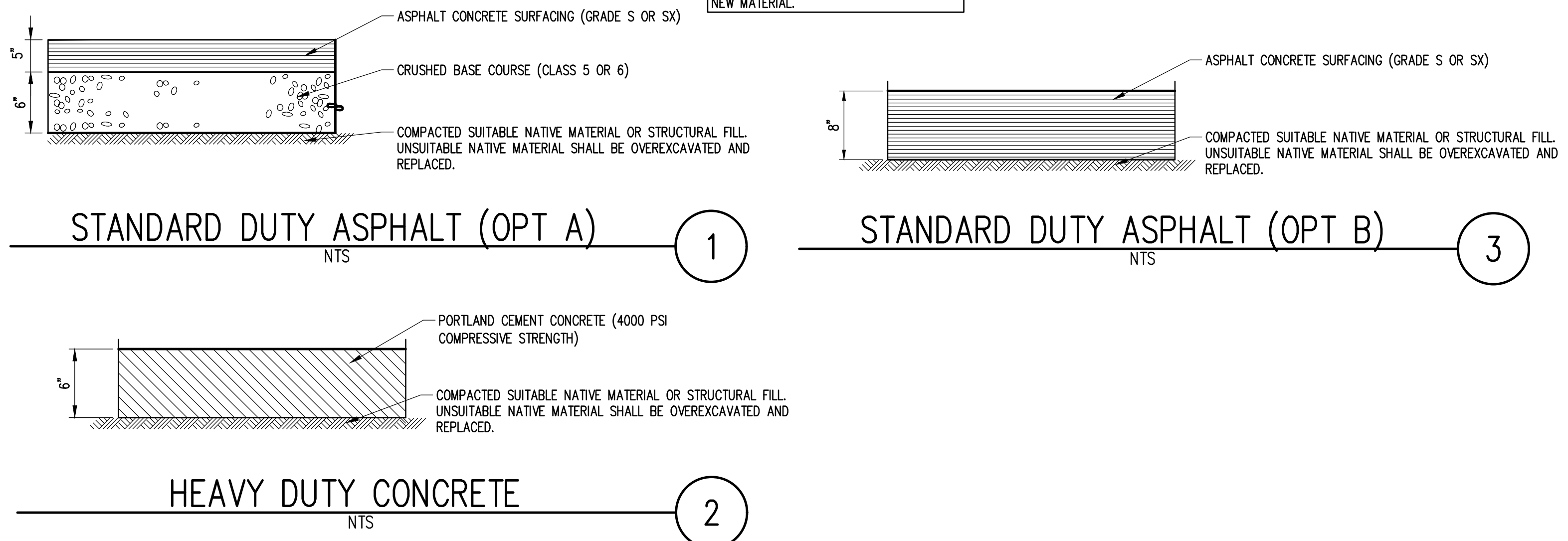
NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY PRECISION SURVEY & MAPPING, DATED 05/17/22. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - 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 UTILITIES, 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 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
- ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DUTY PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHALL REQUIREMENTS.
- REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
- ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART.
- PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDTH, UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- 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, 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 SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- EXISTING LIGHT POLES AND ANY SIGNS/APURTENANCES LOCATED WITHIN THE NORTH AND SOUTH PARKING ISLANDS MUST BE RELOCATED IN ACCORDANCE WITH THE COUNTY OF EL PASO, ADJACENT PROPERTY OWNERS AND UTILITY COMPANY.
- EXISTING HYDRANT AND WATER LINE LOCATED WITHIN THE SOUTH PARKING ISLAND MUST BE RELOCATED IN ACCORDANCE WITH THE COUNTY OF EL PASO AND WATER UTILITY COMPANY.
- PROPOSED CURB AND GUTTER MODIFICATIONS AT THE ENTRANCE AND EXIST MUST BE MODIFIED FOR TRAILER ACCESS, CURB FACE.
- ALL JOINTS WITHIN PAVED SURFACES TO BE SEALED WITH APPROVED SEALANT. PLEASE SUBMIT PROPOSED SEALANT WITH MATERIAL SUBMITTAL.



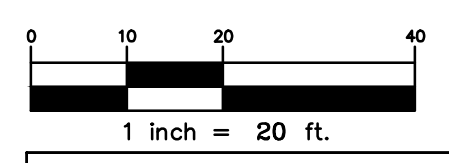
IF EXISTING SECTIONS VARY SIGNIFICANTLY FROM THE PROPOSED SECTIONS BELOW PLEASE INFORM OWNER AND EOR IMMEDIATELY PRIOR TO PLACEMENT OF ANY NEW MATERIAL.

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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.



REVIEWED BY: _____ DATE _____
 COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: _____ DATE _____
 EELPASOCOUNTYENGINEERING



811
 Know what's below.
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SHEET INFORMATION
C-1.0

File: E:\FA1005.dwg Path: P:\Colorado\El Paso County\Wall\22-006-031 Falcon Highlands SW\2 Drawings\ Plotted by: Mike Date: 14-Feb-23 4:02:30pm

FALCON - RETAIL PAINT STORE

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 SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 CITY OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

EX CONTOUR	-24
PROPOSED CONTOUR	322
PROPERTY LINE	---
SPOT ELEVATION	4553
TOP OF CURB	TC
FLOW LINE	FL

LOGO

RIDGE TOP
 ENGINEERING & SURVEYING
 541 E. Garden Drive, T. (970) 683-4552
 Unit N, Windsor, CO 80550 W. ridge.topeng.com

SEAL

PROJECT TITLE
**FALCON-
 RETAIL PAINT
 STORE**

11695 MERIDIAN MARKET
 VIEW, FALCON, CO 80831

PREPARED FOR
**WALL DEVELOPMENT
 GROUP**

4201 E. YALE AVE, #140
 DENVER, CO 80222

SUBMITTAL
SITE PLAN

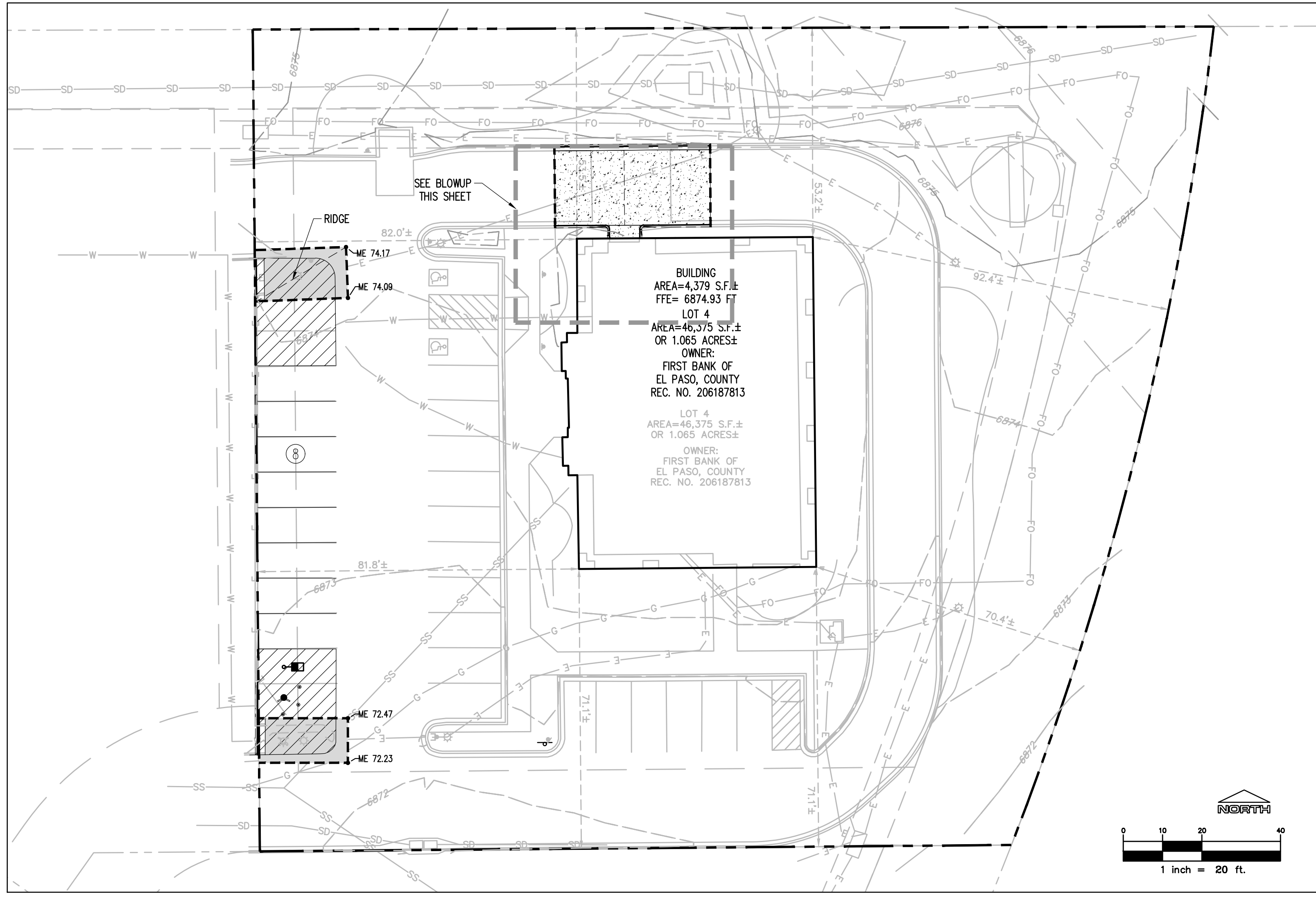
DRAWN BY: AJIS
 CHECKED BY: MRB
 PROJECT NO.: #22-006-031

REVISIONS	
CITY COMMENTS	02/10/2023

DATE
02/10/2023

SHEET TITLE
**GRADING
 PLAN**

SHEET INFORMATION
C-2.0

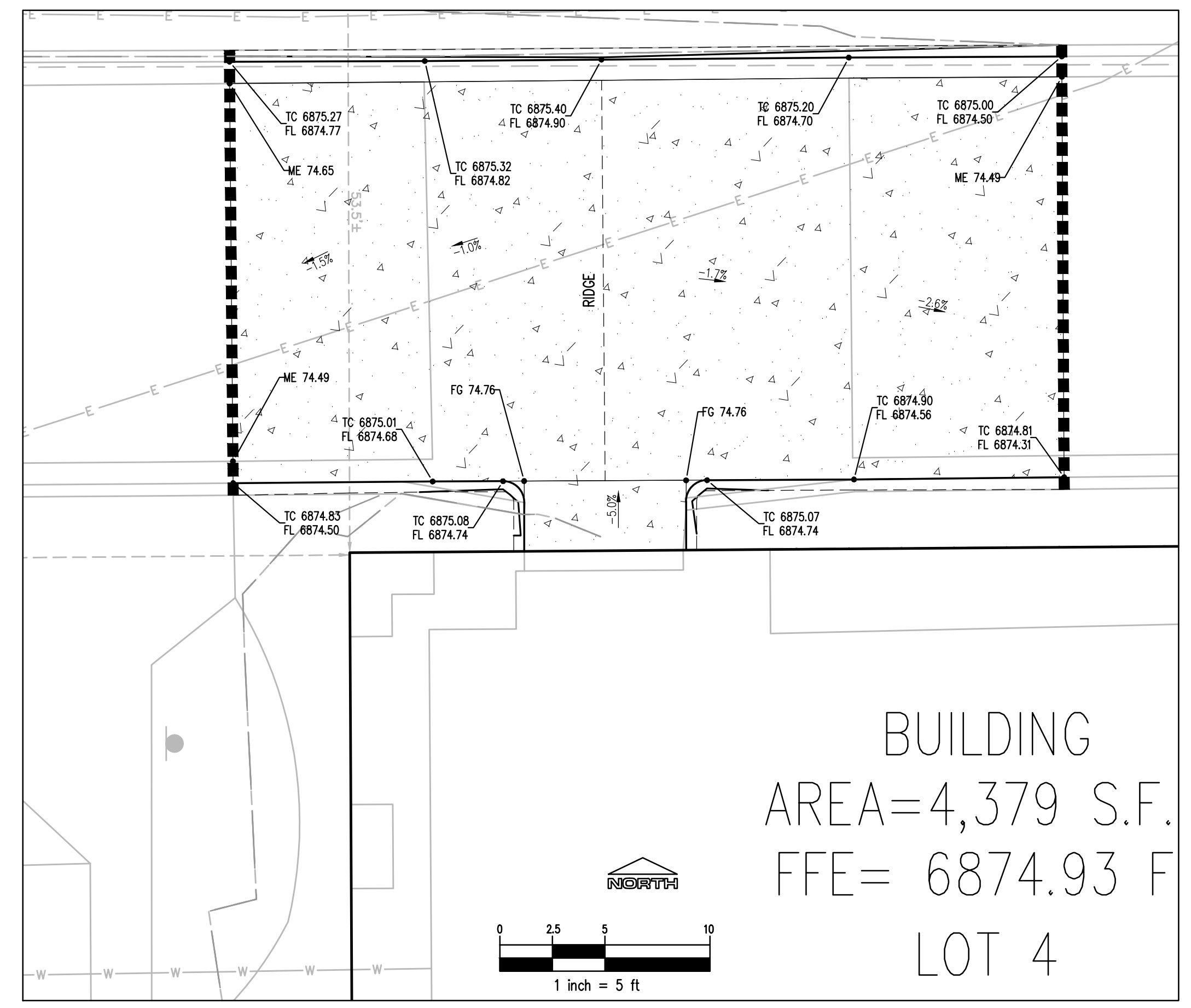


STORM DRAINAGE NOTES

- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

GRADING NOTES

- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
- ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY.
- REUSE OF NATIVE MATERIAL PERMITTED IF PLACED IN 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.
- SPOT ELEVATIONS SHOWN ARE TO THE TOP OF PAVEMENT, GUTTER FLOWLINE, OR FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.



REVIEWED BY: _____
 EL PASO COUNTY ENGINEERING DATE _____