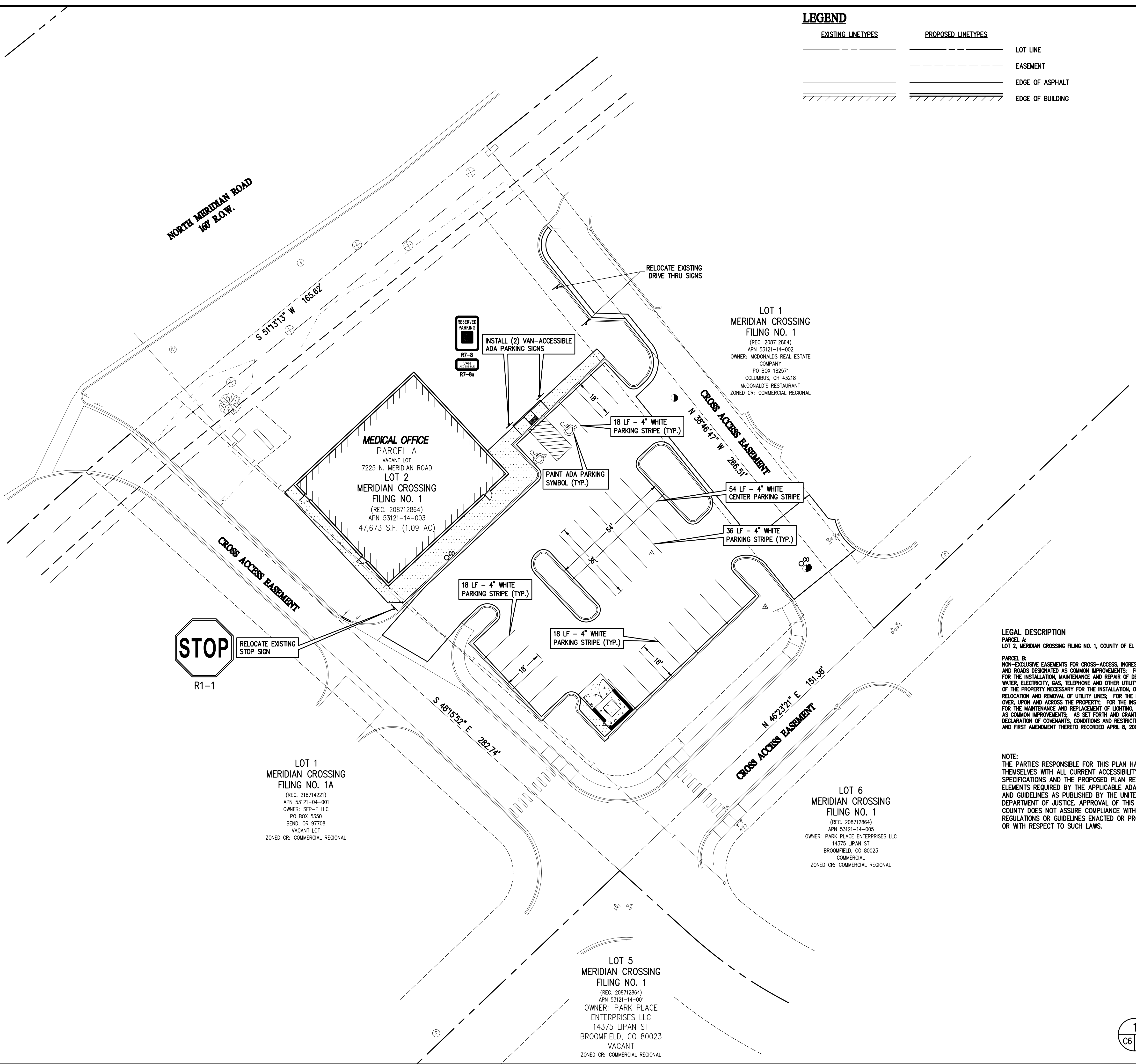


N:\c035036CS - WMG Falcon\Drawings\Planning Documents\SDP\35036 TRAFFIC CONTROL DEVICES PLAN.dwg, 8/24/2021 1:14:44 PM, Luke Seeber

LEGEND

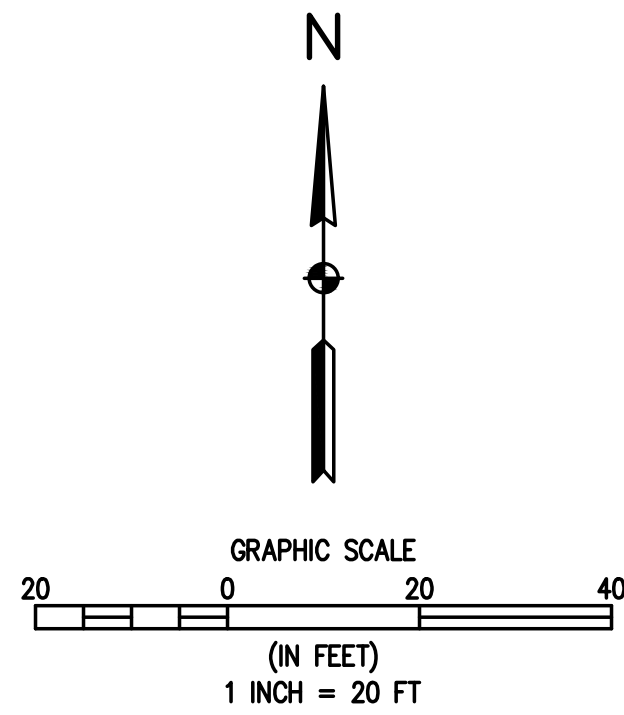
EXISTING LINETYPES	PROPOSED LINETYPES	
		LOT LINE
		EASEMENT
		EDGE OF ASPHALT
		EDGE OF BUILDING

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		FIRE HYDRANT
		WATER VALVE
		SANITARY MANHOLE
		DECIDUOUS TREE
		SIGN
		ADA PARKING STALL
		DEAD TREE
		IRRIGATION VALVE
		SIDEWALK PAVING
		ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION



**LEGAL DESCRIPTION**  
PARCEL A:  
LOT 2, MERIDIAN CROSSING FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO  
PARCEL B:  
NON-EXCLUSIVE EASEMENTS FOR CROSS-ACCESS, INGRESS AND EGRESS ON, OVER AND ACROSS ALL PARKING AREAS, STREETS AND ROADS DESIGNATED AS COMMON IMPROVEMENTS; FOR CROSS PARKING ON AREAS DESIGNATED AS COMMON IMPROVEMENTS; FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF DETENTION PONDS, STORM WATER FACILITIES AND UNDERGROUND SEWER, WATER, ELECTRICITY, GAS, TELEPHONE AND OTHER UTILITY SERVICES IN, TO, OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF THE PROPERTY NECESSARY FOR THE INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION AND REMOVAL OF UTILITY LINES; FOR THE DISCHARGE OF SURFACE STORM WATER DRAINAGE AND/OR RUNOFF OVER, UPON AND ACROSS THE PROPERTY; FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF LANDSCAPING; AND FOR THE MAINTENANCE AND REPLACEMENT OF LIGHTING, SIGNS, AND ANY OTHER IMPROVEMENTS ON THE PROPERTY DESIGNATED AS COMMON IMPROVEMENTS; AS SET FORTH AND GRANTED IN THE MERIDIAN CROSSING MAINTENANCE AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 9, 2008 UNDER RECEPTION NO. 208099925 AND FIRST AMENDMENT THERETO RECORDED APRIL 8, 2009 UNDER RECEPTION NO. 208035924.

**NOTE:**  
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.



**BASELINE**  
Engineering - Planning - Surveying  
112 N. RIBBY DRIVE SUITE 210 • GOLDEN, COLORADO 80403  
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DESIGNED BY	DATE
LDS	
DRAWN BY	DATE
JDD	
CHECKED BY	DATE
MRB	
REVISION	DESCRIPTION

**WVG FALCON**  
EL PASO COUNTY  
LOT 2, MERIDIAN CROSSING FILING 1  
7225 N. MERIDIAN ROAD  
TRAFFIC CONTROL DEVICES PLAN

FOR AND ON BEHALF OF  
BASELINE CORPORATION  
INITIAL SUBMITTAL 8/25/2021  
DRAWING SIZE 24" X 36"  
SURVEY FIRM SURVEY DATE  
BEC 4/08/2021  
JOB NO. C035036  
DRAWING NAME  
35036 TRAFFIC CONTROL DEVICES PLAN.dwg  
SHEET 6 OF 17  
C6

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**