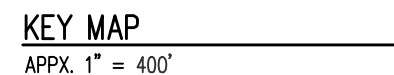


SITE DEVELOPMENT PLAN

EL PASO COUNTY
2880 INTERNATIONAL CIRCLE, STE. 110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6300
EMAIL: PUBLICWORKS.ELPASO.CO.COM/STORMWATER/



THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFICATIONS."



SHEET INDEX	
NO.	TITLE
CS0.0	COVER SHEET
1 OF 7	ALTA/NPS/PS LAND TITLE SURVEY
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CS1.0	DEMOLITION PLAN
CS2.0	SITE PLAN
CS2.1	EV DEMOLITION AND SITE PLAN
CS2.2	HORIZONTAL CONTROL PLAN
CS2.3	SITE SIGNAGE PLAN
CS2.4	SITE DETAILS
CS2.5	SITE DETAILS
CS3.0	GRADING PLAN
CS3.1	EV GRADING PLAN
CS4.0	EROSION AND SEDIMENT CONTROL PLAN

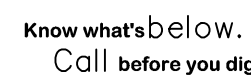
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

DATE _____

THE OWNER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNEES THAT OWNER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAN RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



LOT 1, FALCON HIGHLANDS MARKET PLACE FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2005 AT RECEPTION NO. 205204360, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 83. BEARING FOR THE NORTH LINE OF THE NORTHEAST CORNER QUARTER SECTION 12, TOWNSHIP 6N, RANGE 70E, SECT. 12, IS MONUMENTED ON THE EAST END OF THE LINE BY A 2-1/2" ALUMINUM CAP, LEGIBLE, 1'70" BELOW ASPIRANT, BEING THE NORTH QUARTER CORNER OF SECTION 12, AND ON THE EAST END OF THE LINE BY A CALCULATED POINT FOR THE NORTHEAST CORNER OF SECTION 12, AS DETERMINED BY EXISTING REFERENCE TIES PER MONUMENT RECORD DATED JUNE 30, 2021, BEING A REFERENCE MONUMENT, STAMPED, "REKEL BARRELL & CO CIVIL ENGINEERS, 901 E. BROADWAY SUITE 200 DENVER CO 80202". DISTANCE FROM THE WEST END OF THE LINE TO THE EAST END OF THE LINE IS 70.88 FEET, AND A REFERENCE MONUMENT, STAMPED, "REKEL BARRELL & CO CIVIL ENGINEERS, 901 E. BROADWAY SUITE 200 DENVER CO 80202", IS LOCATED AT AN INTERIOR POINT 17.58 FEET FROM THE WEST END OF THE LINE, 70.88 FEET, AND A REFERENCE MONUMENT, STAMPED, "REKEL BARRELL & CO CIVIL ENGINEERS, 901 E. BROADWAY SUITE 200 DENVER CO 80202", IS LOCATED AT AN INTERIOR POINT 17.58 R/W 13.5 R/W 5.6 W/S 51° 52' 57" 93.44' 2019 PLS 29413, A DISTANCE OF 93.44 FEET AND IS CONSIDERED TO REPRESENT NB89°49'00" WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERE.

DESCRIPTION: BL72 BEING A 3.25" ALUMINUM FIMS CAP, "BL72".

SITE BENCHMARK #1
ELEV: 6868.09'
DESCRIPTION: NO. 5 REBAR WITH GREEN PLASTIC CAP, "GALLOWAY CONTROL"

SITE BENCHMARK #2
ELEV: 6872.21'
DESCRIPTION: NO. 5 REBAR WITH GREEN PLASTIC CAP, "GALLOWAY CONTROL"

NAVD 88

Date: 08/26/2026
dsdhowser

EPC Planning & Community
Development Department

172 N East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

Galloway & Company, LLC

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: FALCON, COLORADO. IT IS NOT TO BE USED FOR ANY OTHER PROJECTS. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. IT IS NOT TO BE USED FOR ANY OTHER PROJECTS. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



OB NUMBER: WMT004335.21	PROTO: 176
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CHECKED BY:	DJ
DRAWN BY:	RE
PROTO CYCLE:	02/27/202
DOCUMENT DATE:	05/12/202

COVER
SHEET

SHEET:
CS0.0

ALTA/NSPS LAND TITLE SURVEY

LOT 1, FALCON HIGHLANDS MARKET PLACE FILING NO. 1

SITUATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

COUNTY OF EL PASO, STATE OF COLORADO

2026 ALTA/NSPS LAND TITLE SURVEY TABLE A OPTIONS

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
 - EXISTING MONUMENTS FOUND AT CORNERS AS NOTED HEREON.
 - MONUMENTS PLACED AT CORNERS AS NOTED HEREON.
- ADDRESSES(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
 - PROPERTY ADDRESS PER TITLE REPORT:
11550 MERIDIAN MARKET VIEW, FALCON, CO 80831
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
 - THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 08041C0553G, WITH AN EFFECTIVE DATE OF 12/7/2018, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X WITH A PORTION OF THE SUBJECT PROPERTY BEING DESIGNATED AS ZONE AE, PER LOMR 21-08-0534P WITH AN EFFECTIVE DATE OF 2/22/2022. SEE SHEET 4 OF 7 FOR GRAPHICAL DEPICTION OF LOMR BOUNDARY LIMITS.
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
 - GROSS LAND AREA: 865,263 SQUARE FEET, OR 19.86 ACRES (M).
- VERTICAL RELIEF WITH SOURCE INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE.
 - CONTOURS DEPICTED HEREON ARE SHOWN AT 1-FOOT INTERVALS AND ARE BASED ON A FIELD SURVEY PERFORMED ON THE GROUND. SEE BENCHMARK INFORMATION.
- (a) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
 - ZONING REPORT WAS PROVIDED BY CLIENT. SEE SHEET 3 OF 7.

(b) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
 - ZONING SETBACK REQUIREMENTS WERE PROVIDED BY CLIENT. SEE ZONING REPORT, SHEET 3 OF 7.
- (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
 - SHOWN HEREON: ONLY THE PORTION OF THE BUILDING WITHIN THE AREA OF SURVEY WAS SHOWN, AT THE REQUEST OF THE CLIENT.

(b) SQUARE FOOTAGE OF:
(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
 - SHOWN HEREON: ONLY THE PORTION OF THE BUILDING WITHIN THE AREA OF SURVEY WAS SHOWN, AT THE REQUEST OF THE CLIENT.
(2) OTHER AREAS AS SPECIFIED BY THE CLIENT.
 - SHOWN HEREON.

(c) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.
 - SHOWN HEREON.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
 - SHOWN HEREON.
- NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
 - SHOWN HEREON: PARKING SPACE COUNT LIMITED TO AREA OF SURVEY. 231 PARKING SPACES, INCLUDING 5 ACCESSIBLE SPACES, WITHIN THE AREA OF SURVEY.
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
 - ITEM NOT SELECTED BY THE CLIENT.
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5 E.IV) AS DETERMINED BY:

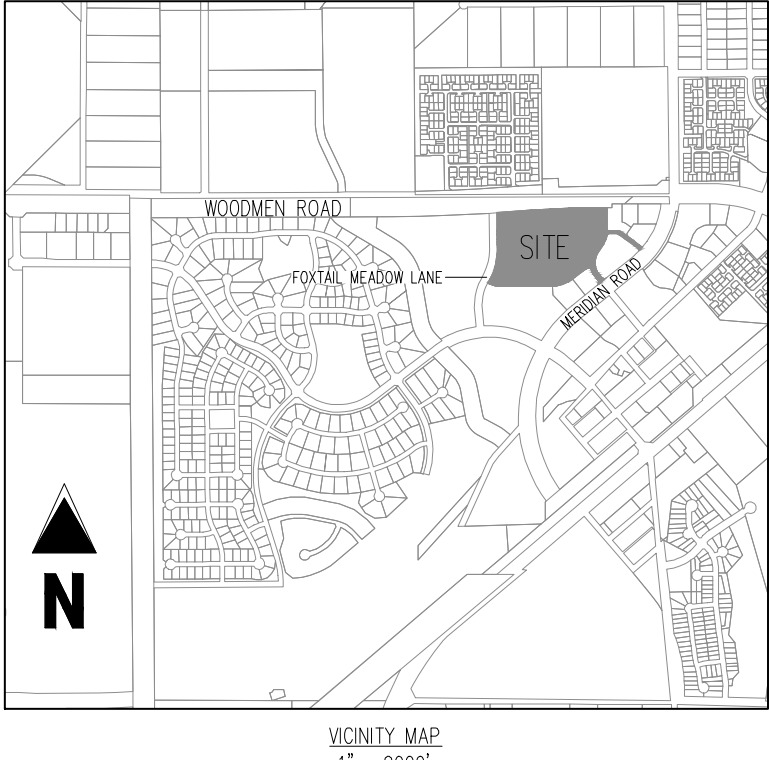
(a) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
 - HISTORIC UTILITY PLANS WERE INCORPORATED, AS NOTED AND SHOWN HEREON.

(b) MARKINGS COORDINATED BY THE SURVEYOR OR CLIENT PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5 E.IV, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
 - SHOWN HEREON.
- AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE.
 - ITEM NOT SELECTED BY THE CLIENT.
- NAMES OF OWNERS OF ADJOINING PROPERTIES ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."
 - ITEM NOT SELECTED BY THE CLIENT.
- AS SPECIFIED BY CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.
 - THE NORTH LINE OF SUBJECT PROPERTY IS ADJACENT TO EAST WOODMEN ROAD, AS SHOWN HEREON.
- FEATURES, OTHER THAN THE BOUNDARY SURVEY PORTION OF AN ALTA/NSPS LAND TITLE SURVEY AND THE LOCATION OF FEATURES IN CLOSE PROXIMITY TO A BOUNDARY OR OTHER TITLE OR RELEVANT SETBACK LINE, MAY BE SHOWN USING IMAGERY; HOWEVER, THE SURVEYOR MUST :

(A) AGREE WITH THE CLIENT IN WRITING ON IMAGERY TO UTILIZE, INCLUDING SOURCE, DATE AND/OR VERSION OF IMAGERY, AND LICENSING COSTS AND REQUIREMENTS.
 - DISCUSSED WITH CLIENT. ORTHOPHOTOGRAPHY WAS UTILIZED FOR THIS PROJECT. SEE GENERAL NOTE #1 FOR SPECIFIC INFORMATION.

(B) DISCUSS THE RAMIFICATIONS OF SUCH PRACTICES (E.G., THE POTENTIAL ACCURACY, PRECISION AND COMPLETENESS OF THE IMAGERY GATHERED THEREBY) WITH THE INSURER, LENDER, AND CLIENT PRIOR TO THE PERFORMANCE OF THE SURVEY, AND
 - DISCUSSED WITH CLIENT. ORTHOPHOTOGRAPHY WAS UTILIZED FOR THIS PROJECT. SEE GENERAL NOTE #1 FOR SPECIFIC INFORMATION.

(C) PLACE A NOTE ON THE FACE OF THE SURVEY EXPLAINING THE SOURCE, DATE, PRECISION, AND OTHER RELEVANT QUALIFICATIONS OF ANY SUCH IMAGERY.
 - DISCUSSED WITH CLIENT. ORTHOPHOTOGRAPHY WAS UTILIZED FOR THIS PROJECT. SEE GENERAL NOTE #1 FOR SPECIFIC INFORMATION.
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - ITEM NOT SELECTED BY THE CLIENT.
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - ITEM NOT SELECTED BY THE CLIENT.
- PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.
 - ITEM NOT SELECTED BY THE CLIENT.



2026 ALTA/NSPS LAND TITLE SURVEY TABLE A OPTIONS (CONTINUED)

- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$_____ TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP, UNLESS REQUIRED BY THE JURISDICTION.
- WHEN OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK OR OTHERWISE IDENTIFIED IN THE PROCESS OF PREPARING THE SURVEY THE FOLLOWING CONDITIONS AND POTENTIAL ENCROACHMENTS MUST BE SUMMARIZED IN A TABLE AND INDICATED ON THE FACE OF THE PLAT OR MAP. WITHOUT EXPRESSING A STATEMENT OF LEGAL OPINION OR AN OPINION AS TO OWNERSHIP, THE TABLE MUST IDENTIFY THE PHYSICAL CONDITIONS, AND PROVIDE A MEANS BY WHICH THE CONDITIONS CAN BE READILY LOCATED ON THE FACE OF THE PLAT OR MAP BY A REVIEWER; HOWEVER, THIS TABLE MAY NOT BE A COMPREHENSIVE LIST OF ALL CONCERNS SHOWN ON THE PLAT OR MAP OF THE SURVEY.
 - POTENTIAL ENCROACHMENTS OVER BOUNDARY LINES ONTO THE SURVEYED PROPERTY FROM ADJOINING PROPERTY AND ONTO ADJOINING PROPERTY FROM THE SURVEYED PROPERTY.
 - NONE OBSERVED AT THE TIME OF SURVEY.
 - POTENTIAL ENCROACHMENTS INTO RIGHTS OF WAY AND EASEMENTS FOR WHICH WRITTEN DOCUMENTATION OF THE EXISTENCE OF SUCH RIGHTS OF WAY AND EASEMENTS WAS PROVIDED TO OR OBTAINED BY THE SURVEYOR PURSUANT TO SECTION 4.
 - ITEM NOT SELECTED BY CLIENT.
 - POTENTIAL ENCROACHMENTS OF FRONT, SIDE OR REAR SETBACKS, BUT ONLY WHEN THE SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY WERE PROVIDED TO THE SURVEYOR PURSUANT TO TABLE A ITEM 6(A) OR 6(B) OR PROVIDED IN RECORDED DOCUMENTS.
 - ITEM NOT SELECTED BY CLIENT.
 - PHYSICAL ACCESS BETWEEN ADJOINING PARCELS WITHOUT BENEFIT OF AN EASEMENT FOR WHICH WRITTEN DOCUMENTATION OF THE EXISTENCE OF SUCH EASEMENT WAS PROVIDED TO OR OBTAINED BY THE SURVEYOR PURSUANT TO SECTION 4.
 - ITEM NOT SELECTED BY CLIENT.
 - USE OF ADJOINING PARCELS BY APPARENT OCCUPANTS OF THE SURVEYED PROPERTY WITHOUT BENEFIT OF AN EASEMENT FOR WHICH WRITTEN DOCUMENTATION OF THE EXISTENCE OF SUCH EASEMENT WAS PROVIDED TO OR OBTAINED BY THE SURVEYOR PURSUANT TO SECTION 4.
 - ITEM NOT SELECTED BY CLIENT.

BASIS OF BEARING

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BEING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., MONUMENTED ON THE WEST END OF THE LINE BY A 2-1/2" ALUMINUM CAP, IN A RANGE BOX STAMPED, "DREXEL BARRELL & CO S1 S12 1/2 T13S R65W LS 17664 1985", 1.6' BELOW ASPHALT, BEING THE NORTH QUARTER CORNER OF SECTION 12, AND ON THE EAST END OF THE LINE BY A CALCULATED POINT FOR THE NORTHEAST CORNER OF SECTION 12, AS DETERMINED BY EXISTING REFERENCE TIES PER MONUMENT RECORD DATED JUNE 30, 2021, BEING A REFERENCE MONUMENT, STAMPED, "DREXEL BARRELL & CO RM T13S R 65W S1 S6 S12 S7 70.88 2019 PLS 29413, A DISTANCE OF 70.88 FEET; AND A REFERENCE MONUMENT, STAMPED, "DREXEL BARRELL & CO RM T13S R 65W S1 S6 S12 S7 93.44 2019 PLS 29413, A DISTANCE OF 93.44 FEET AND IS CONSIDERED TO BEAR N89°49'00"E, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.

BENCHMARK INFORMATION

FIMS BENCHMARK BL72
ELEV: 6860.93' (NAVD 88)
DESCRIPTION: BL72 BEING A 3.25" ALUMINUM FIMS CAP, "BL72".

SITE BENCHMARK #1
ELEV: 6868.09' (NAVD 88)
DESCRIPTION: NO. 5 REBAR WITH GREEN PLASTIC CAP, "GALLOWAY CONTROL"
LOCATED AT NORTHEAST CORNER OF THE INTERSECTION OF FOXTAIL MEADOW LANE AND MERIDIAN MARKET VIEW.

SITE BENCHMARK #2
ELEV: 6872.21' (NAVD 88)
DESCRIPTION: NO. 5 REBAR WITH GREEN PLASTIC CAP, "GALLOWAY CONTROL"
LOCATED IN THE CENTER OF THE EASTERN PARKING LOT OF THE SUBJECT PROPERTY.

STATE HIGHWAY DEPARTMENT CONTACT INFO

REGION 2 OFFICE
5615 WILLS BLVD.
PUEBLO, CO 81008
719-562-5568

PROPERTY DESCRIPTION (PER TITLE COMMITMENT)

LOT 1, FALCON HIGHLANDS MARKET PLACE FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2006 AS RECEPTION NO. 205204360, COUNTY OF EL PASO, STATE OF COLORADO.

GENERAL NOTES

- FIELD WORK WAS COMPLETED ON: MARCH 18, 2026
UPDATED: MAY 12, 2026
- DIRECT ACCESS TO THE SITE IS FROM: THE INTERSECTION OF MERIDIAN MARKET VIEW & MERIDIAN ROAD TO THE EAST AND THE INTERSECTION OF FOXTAIL MEADOWS LANE AND MERIDIAN MARKET VIEW TO THE WEST.
- ALL LINEAR MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET (6800).
- SITE CONDITIONS: IMPROVED SITE WITH EXISTING BUILDING.
- THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- CEMETERIES: NO CEMETERIES WERE OBSERVED IN THE PROCESS CONDUCTION THE FIELD WORK.
- RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. THE SURVEYOR MUST (A) DISCUSS THE RAMIFICATIONS OF SUCH METHODOLOGIES (E.G., THE POTENTIAL PRECISION AND COMPLETENESS OF THE DATA GATHERED THEREBY) WITH THE INSURER, LENDER, AND CLIENT PRIOR TO THE PERFORMANCE OF THE SURVEY, AND (B) PLACE A NOTE ON THE FACE OF THE SURVEY EXPLAINING THE SOURCE, DATE, PRECISION, AND OTHER RELEVANT QUALIFICATIONS OF ANY SUCH DATA.
- 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

UTILITY NOTE

UTILITY DATA SHOWN HEREON IS FROM OBSERVED SURFACE EVIDENCE, EXISTING UTILITY MARKERS, AND/OR UTILITY LOCATION MARKS FROM A CERTIFIED UTILITY LOCATING CONTRACTOR, WHO IN THIS CASE IS "UNDERGROUND CONSULTING SOLUTIONS". GALLOWAY RELIES ON THE LOCATIONS MARKED BY THE UTILITY LOCATING CONTRACTOR AND ASSUMES NO LIABILITY FOR THE ACCURACY OF THE MARKED UTILITIES. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION OR DESIGN, ANY PARTY UTILIZING OR RELYING ON THIS INFORMATION SHALL EXPOSE EXISTING UTILITIES TO VERIFY THE DEPICTED LOCATION, SIZE AND MATERIAL AND TYPE OF BURIED UTILITIES. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

SURFACE ACCESS POINTS SUCH AS MANHOLES OR OTHER CONFINED SPACES WERE NOT ENTERED TO COLLECT DATA FOR THIS SURVEY. BELOW SURFACE PIPE AND/OR STRUCTURE SIZES AND DEPTHS SHOWN HEREON WERE MEASURED FROM SURFACE OBSERVATIONS AND SHOULD BE VERIFIED. THIS INFORMATION IS APPROXIMATE AND IS BASED ON OUR INABILITY COLLECT ACCURATE DATA WITH LIMITED ACCESS DUE TO THE NATURE OF THE CONFINED SPACES.

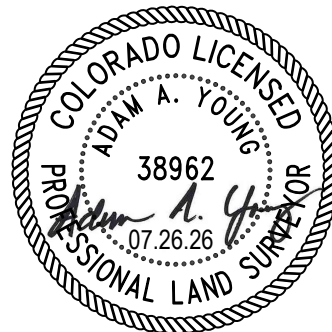
SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 11(B), 15, 19, AND 20(A) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 12, 2026.

ADDITIONALLY, I CERTIFY THAT THIS SURVEY WAS PERFORMED BY OR UNDER THE RESPONSIBLE CHARGE OF A LICENSED COLORADO PROFESSIONAL LAND SURVEYOR. I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP WAS PREPARED FROM THE FIELD NOTES TAKEN DURING AN ACTUAL ON THE GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS MAP REFLECTS THE RESULTS OF THAT SURVEY, AND THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ADAM A. YOUNG
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38962
FOR AND ON BEHALF OF GALLOWAY & COMPANY, LLC
DATE OF PLAT OR MAP: JULY 26, 2026



Galloway

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GallowayUS.com

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ALTA/NSPS LAND TITLE SURVEY

LOT 1, FALCON HIGHLANDS MARKET PLACE FILING NO. 1
SITUATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.

COUNTY OF EL PASO, STATE OF COLORADO

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Project No:	WMT004335.10
Drawn By:	LMK
Checked By:	AAY
Date:	7/26/2026

ALTA/NSPS LAND TITLE SURVEY

LOT 1, FALCON HIGHLANDS MARKET PLACE FILING NO. 1
SITUATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

TITLE REPORT INFORMATION

THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, LLC TO DETERMINE OWNERSHIP OR THIS TRACT. VERIFY THE DESCRIPTION SHOWN. VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE REPORT PROVIDED BY CLIENT AND PREPARED BY FIDELITY NATIONAL TITLE, REPORT NO. NCSC004698-ES, WITH AN EFFECTIVE DATE OF MARCH 3, 2026 AT 8:00 A.M.

THE WORDS "SUBJECT TO" AS USED BELOW IS DEFINED AS A DETERMINATION OF WHETHER THE RIGHT OF WAY, EASEMENT, OR OTHER SURVEY-RELATED MATTER LIES WITHIN, CROSSES, OR TOUCHES THE SURVEYED PROPERTY BASED UPON A FACTUAL OBJECTIVE ASSESSMENT OF WHERE THE DOCUMENT PLOTS. "SUBJECT TO" DOES NOT INCLUDE ANY DETERMINATION REGARDING WHETHER THE DOCUMENT HAS ANY LEGAL EFFECT UPON THE SURVEYED PROPERTY.

1.

ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (AS SHOWN OR NOTED.)
2.

EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (AS SHOWN OR NOTED. LIENS ARE NOT SURVEY RELATED.)
3.

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (VIOLATIONS AND VARIATIONS ARE BEYOND THE SCOPE OF THIS SURVEY. ENCROACHMENTS, ENCUMBRANCES, OR ADVERSE CIRCUMSTANCES ARE AS SHOWN. NO NON-PUBLIC RECORDS WERE PROVIDED OR DISCUSSED FOR REVIEW.)
4.

ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT SURVEY RELATED.)
5.

WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS. (DEFECTS AND LIENS ARE NOT SURVEY RELATED AND THEREFORE NOT ADDRESSED. ENCUMBRANCES AND ADVERSE CLAIMS ARE AS SHOWN. "MATTERS" ARE NOT DEFINED AND THEREFORE NOT ADDRESSED.)
6.

TAXES AND ASSESSMENTS FOR THE CURRENT YEAR, INCLUDING ALL TAXES NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE. (NOT SURVEY RELATED.)
7.

ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LEASES. (NOT SURVEY RELATED.)
8.

RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, TO FREDERICK MARTIN, RECORDED ON FEBRUARY 1, 1877, IN BOOK 20 PAGE 421, WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: A RIGHT OF WAY THEREON FOR DITCHES OR RESERVOIRS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA, THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)
9.

RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, TO JOHN P. ZARING, RECORDED ON SEPTEMBER 8, 1891, AS ACCESSION NO. CO1200_083, BLM RECORDS, WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA, THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)
10.

THE EFFECT OF NOTICE PURSUANT TO 1973 COLORADO REVISED STATUTES 9-1.5-103(1) CONCERNING UNDERGROUND FACILITIES, AS RECORDED MAY 9, 1983 IN BOOK 3718 PAGE 812. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)
11.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 02-282 RECORDED ON AUGUST 2, 2002, AT RECEPTION NO. 202127235. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)
12.

ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE WOODMEN ROAD METROPOLITAN DISTRICT, RECORDED JANUARY 23, 2003, AT RECEPTION NO. 203016313. RESOLUTION NO. 2023-01-26-3, AS RECORDED MARCH 13, 2023 AT RECEPTION NO. 223020253. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)
13.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WATER TAP FEE AND INFRASTRUCTURE IMPROVEMENT FEE AGREEMENT RECORDED ON JUNE 24, 2004, AT RECEPTION NO. 204105260. (PROPERTY NOT SUBJECT TO.)
14.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 04-500 RECORDED ON JANUARY 31, 2005, AT RECEPTION NO. 205015066. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)
15.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-295 RECORDED ON SEPTEMBER 1, 2005, AT RECEPTION NO. 205136894. (PROPERTY IS NOT SUBJECT TO.)
16.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-296 RECORDED ON SEPTEMBER 1, 2005, AT RECEPTION NO. 205136895. (PROPERTY IS NOT SUBJECT TO.)
17.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-468 RECORDED ON DECEMBER 29, 2005, AT RECEPTION NO. 205204357. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)
18.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-469 RECORDED ON DECEMBER 29, 2005, AT RECEPTION NO. 205204358. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)
19.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED ON DECEMBER 29, 2005, AT RECEPTION NO. 205204359. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)
20.

EASEMENTS AND NOTES AS SHOWN ON THE PLAT OF FALCON HIGHLANDS MARKET PLACE FILING NO. 1, AS RECORDED DECEMBER 29, 2005 AT RECEPTION NO. 205204360. RATIFICATION OF PLAT, AS RECORDED DECEMBER 29, 2005 AT RECEPTION NO. 205204361. SURVEYOR'S STATEMENT, AS RECORDED DECEMBER 18, 2006 AT RECEPTION NO. 206183619. (PROPERTY IS SUBJECT TO AND PLOTTED HEREON.)
21.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, RESERVATION OF WATER RIGHTS AND OBLIGATIONS CONTAINED IN THE GENERAL WARRANTY DEED RECORDED ON DECEMBER 30, 2005, AT RECEPTION NO. 205205438. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)
22.

EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO REGENCY REALTY GROUP, INC., A FLORIDA CORPORATION, FOR DRAINAGE EASEMENT, RECORDED ON DECEMBER 30, 2005, AS RECEPTION NO. 205205440. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE. LOTS 1 THROUGH 6 OF FALCON HIGHLANDS MARKET PLACE FILING NO. 1 BENEFIT FROM THIS OFF-SITE EASEMENT.)
23.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ACCESS AND MAINTENANCE AGREEMENT RECORDED ON DECEMBER 30, 2005, AT RECEPTION NO. 205205441. (PROPERTY IS SUBJECT TO AND PLOTTED HEREON.)
24.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF JOINT DEVELOPMENT AGREEMENT RECORDED ON JANUARY 6, 2006, AT RECEPTION NO. 206002273. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)
25.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-537 RECORDED ON JANUARY 23, 2006, AT RECEPTION NO. 206009492. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)
26.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-538 RECORDED ON JANUARY 26, 2006, AT RECEPTION NO. 206011021. (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)
27.

EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION, FOR ELECTRICAL ENERGY TRANSMISSION/DISTRIBUTION LINES AND FIXTURES, RECORDED ON SEPTEMBER 21, 2006, AS RECEPTION NO. 206140477. (PROPERTY IS SUBJECT TO AND PLOTTED HEREON.)
28.

EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION, FOR ELECTRICAL ENERGY TRANSMISSION/DISTRIBUTION LINES AND FIXTURES, RECORDED ON DECEMBER 27, 2006, AS RECEPTION NO. 206186209. (PROPERTY IS SUBJECT TO AND PLOTTED HEREON.)



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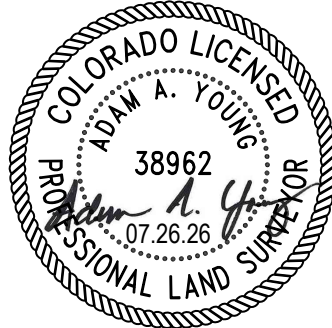
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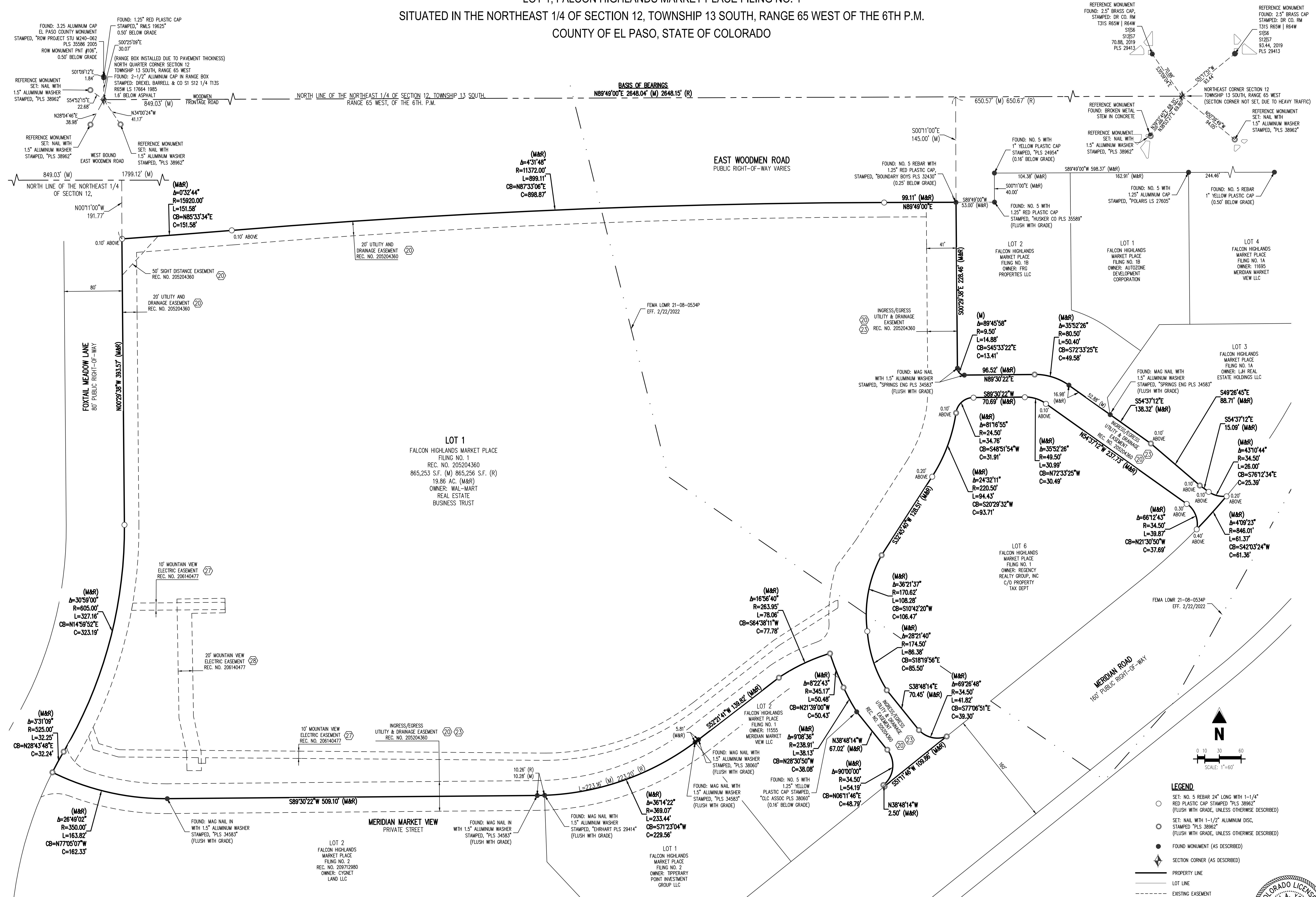
Preliminary Site Analysis/Property Conditions Report

Project: Walmart 4335		
Location: Falcon (Peyton), CO		Date: 03/18/2026
SITE INFORMATION	Primary Information:	Additional Notes:
Site Address:	11550 Meridian Market View, Falcon, CO 80831	
County:	El Paso County	
Assessor Parcel Number:	5312101005	Per Tax Assessor
Property Owner:	WAL-MART REAL ESTATE	Per Tax Assessor
Building Square Feet	184,212	Per LX
Size (Acreage):	19.86 Acres	Per Tax Assessor
ZONING INFORMATION	Primary Information:	Additional Notes:
Current Zone:	(CR) Commercial Regional	Per Zoning Map
Proposed Zone:	N/A	
Neighboring Property Zones:	N: (PUD) Planned Unit Development E: (CR) Commercial Regional S: (CR) Commercial Regional W: (PUD) Planned Unit Development	Per Zoning Map
Neighboring Buildings:	N: Woodmen Road, Low Density Residential, Car Wash, Retail & Restaurants E: Strip Mall, Restaurants, Retail, Postal Service, Personal Service, Medical Clinic, & Auto Service S: Vacant Land, Restaurant & Vacant Building W: Vacant Land	Per GE
Allowed Use:	Indoor Amusement, Animal Day Care, Bakery, Barber/Beauty Shop, Billiard Parlor, Business Event Center, Car Wash, Club, Commercial Retail, Community Building, Convenience Store, Copy Shop, Public Education Institution, Emergency Facility, Financial Institution, Flea Market, Funeral Home, Gas Station, Health Club, Home Improvement Center, Hospital, Inert Material Disposal Center, Laudromat, Library, Liquor Store, Medical Clinic, Museum, Night Club, Retail Nursery, Office, Parking Garage, Parking Lot, School, Public Park/Open Space, Public Building, Rehab Facility, Religious Institution, Rental Services, Repair Shop, Restaurant, Shopping Center, Store, Studio, Theater, etc.	Table 5. 1 - Principal Use
Conditional/Special Use:	Outdoor Amusement, Automobile/Trailer Sales, Boarding House, Private Education, Hospital (Convalescent), Hotel, Human Service Shelter, Lumber Yard, Mixed-Use Residential units, Outdoor Theate, Tower (Commercial), Vehical Repair Garage, etc.	Table 5. 1 - Principal Use
Existing Land Use:	Exisiting Walmart Supercenter	
Lighting Requirements:	Light fixtures shall be arranged and positioned such that the light sources are concealed and fully shielded. The use of semi-cutoff or cutoff (as opposed to full cutoff) fixtures shall be permitted to illuminate areas other than parking lots provided the pole or mounting point is no more than 10' in height and the maximum lumen output does not exceed 1800 lumens per lamp.	6.1 General
SITE REQUIREMENTS	Primary Information:	Additional Notes:
Front:	50 ft	Table 5.5 - Density and Dimensional Standards for Commercial, Industrial and Obsolete Districts
Side:	25 ft	Table 5.5 - Density and Dimensional Standards for Commercial, Industrial and Obsolete Districts
Rear:	25 ft	Table 5.5 - Density and Dimensional Standards for Commercial, Industrial and Obsolete Districts
Maximum Building Height:	45 ft	Table 5.5 - Density and Dimensional Standards for Commercial, Industrial and Obsolete Districts
Screening Requirements:	Parking lots shall be screened from view from adjacent roads and properties with differing land uses.	6.1 General
LANDSCAPE REQUIREMENTS	Primary Information:	Additional Notes:
Minimum Landscaping Requirement:	A minimum of 5% of the lot or parcel shall be landscaped.	6.1 General
Parking Lot Landscape Requirements:	1 island shall be provided for every 15 spaces. An island, finger or corner must be a minimum of two parking spaces in size (18' x 18' or 9' x 36' in order to qualify as a required island, finger, or corner.	6.1 General
PARKING REQUIREMENTS	Primary Information:	Additional Notes:
Code Requirement:	Commercial Centers : Minimum 3.3/1,000 sq. ft. Retail: Minimum 4.0/1,000 sq. ft.	6.1 General
SIGNAGE REQUIREMENTS	Primary Information:	Additional Notes:
Wall Signage:	Area: 1½ square feet of attached signage is allowed per linear foot of building wall, or 300 square feet, whichever is less. Number of Signs Allowed: 2 per road frontage	6.1 General
Freestanding Signage, Pole or Pylon:	Area: 5 square feet per acre of land or 1 square foot per 2 linear feet of frontage to which the sign is adjacent, up to a maximum of 80 square feet of sign area. Setback: freestanding signs exceeding 6 feet in height shall be setback a minimum of 10 feet from a lot, parcel, or tract line. Height: Where no building is present, the height of the freestanding sign shall not exceed 12 feet. If located adjacent to or within 300 feet of a grade-separated intersection or interstate highway, the maximum height of the sign shall not exceed the maximum height allowed in the zoning district.	6.1 General
Monument/Ground:	Number of Signs Allowed: 2 per road frontage. Area: 5 square feet per acre of land or 1 square foot per 2 linear feet of frontage to which the sign is adjacent, up to a maximum of 80 square feet of sign area. Setback: Low Profile Signs may be located in a setback area, but shall be located no closer than 3 feet from a lot, parcel, or tract line. Height: Where no building is present, the height of the freestanding sign shall not exceed 12 feet. If located adjacent to or within 300 feet of a grade-separated intersection or interstate highway, the maximum height of the sign shall not exceed the maximum height allowed in the zoning district.	6.1 General
CITY/COUNTY CONTACT INFORMATION	Primary Information:	Additional Notes:
Department	Planning & Community Development	
Contact:	Lisa Elgin	
Phone:	(719) 520-6449	
Email:	Lisa.elgin@elpasoco.com	
Address:	2880 International Circle, Colorado Springs, CO 80910	

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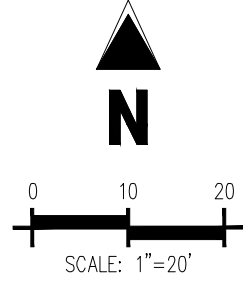
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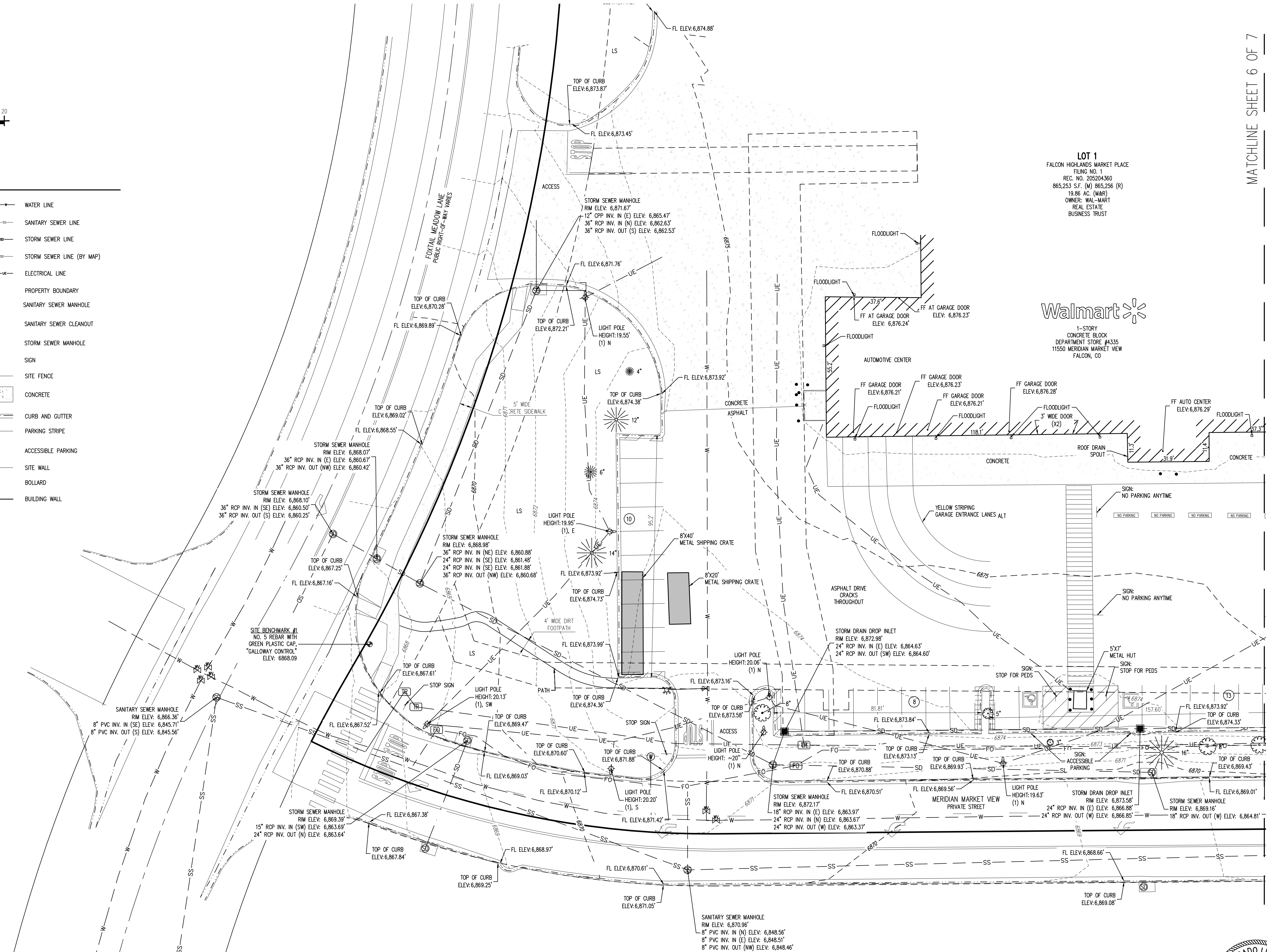
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LEGEND

- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- STORM SEWER LINE (BY MAP)
- ELECTRICAL LINE
- PROPERTY BOUNDARY
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM SEWER MANHOLE
- SIGN
- SITE FENCE
- CONCRETE
- CURB AND GUTTER
- PARKING STRIPE
- ACCESSIBLE PARKING
- SITE WALL
- BOLLARD
- BUILDING WALL



MATCHLINE SHEET 6 OF 7

LOT 1
FALCON HIGHLANDS MARKET PLACE
FILING NO. 1
REC. NO. 205204360
865,253 S.F. (M) 865,256 (R)
19.86 AC. (M&R)
OWNER: WAL-MART
REAL ESTATE
BUSINESS TRUST

Walmart

1-STORY
CONCRETE BLOCK
DEPARTMENT STORE #4335
11550 MERIDIAN MARKET VIEW
FALCON, CO

Galloway

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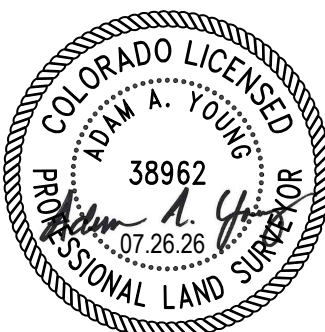


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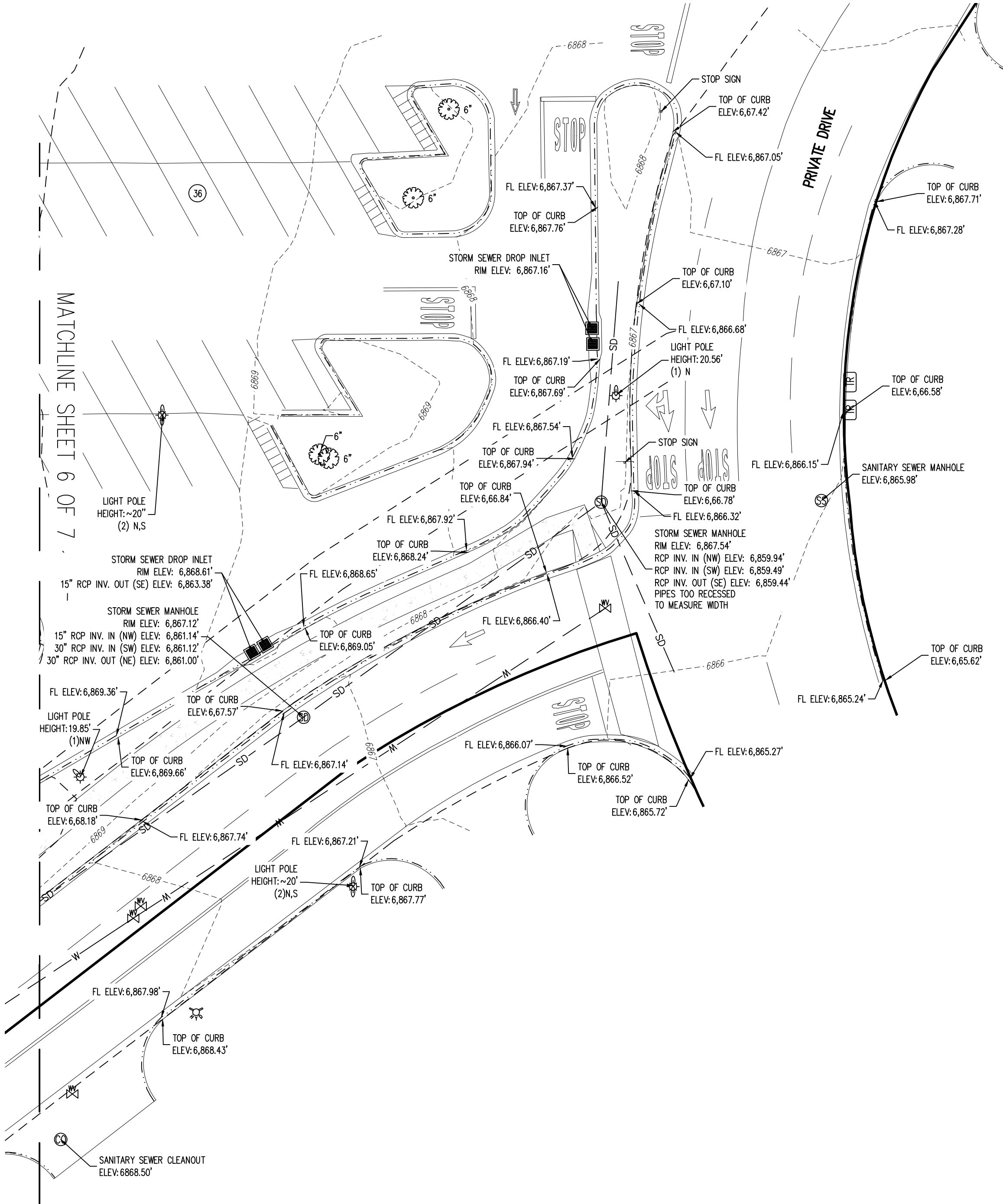
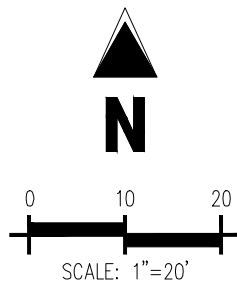
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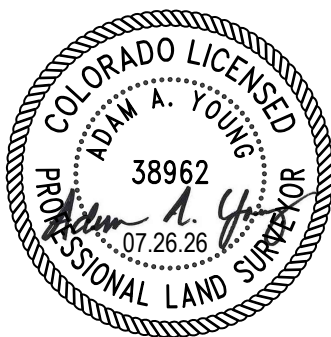
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#	Date	Issue / Description	Init.
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Project No:	WMT004335.10
Drawn By:	LMK
Checked By:	AAV
Date:	7/26/2026



TOTAL BUILDING AREA	185,830 S.F.	188,313 S.F.
REQUIRED PARKING (PER EL PASO COUNTY)	744 SPACES	753 SPACES
REQUIRED PARKING RATIO (PER EL PASO COUNTY)	4.01/1,000 S.F.	4.01/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	850 SPACES	847 SPACES
ACCESSIBLE PARKING	22 SPACES	22 SPACES
EV PARKING	0 SPACES	8 SPACES
PICKUP PARKING	13 SPACES	40 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	20 SPACES	20 SPACES
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	885 SPACES	882 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.81/1,000 S.F.	4.61/1,000 S.F.

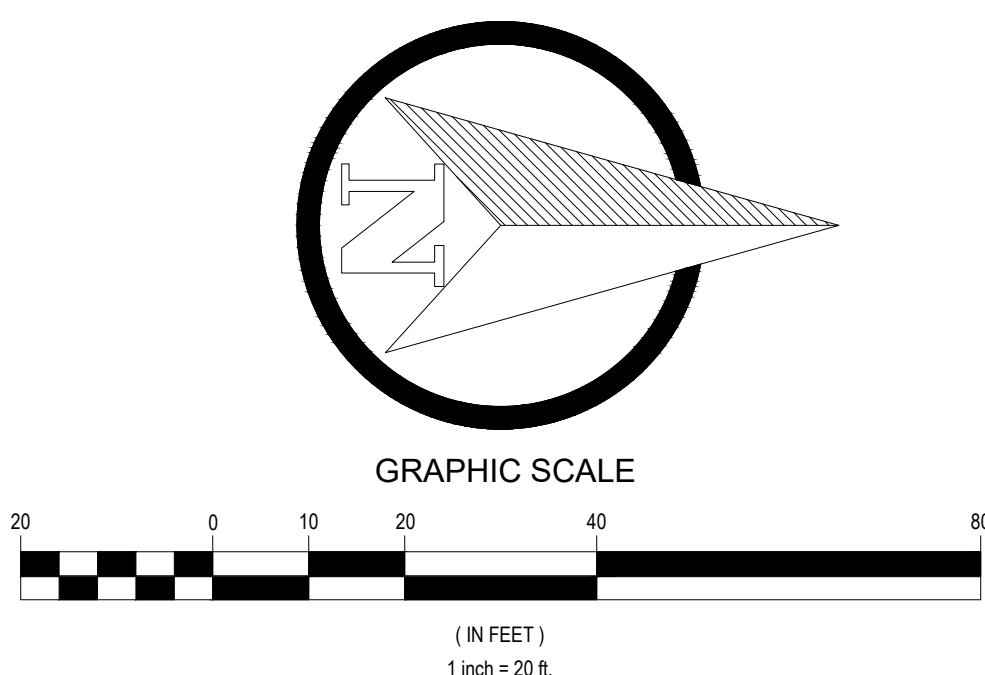
A	20' MOUNTAIN VIEW ELECTRICAL EASEMENT REC. NO. 206140477
B	10' MOUNTAIN VIEW ELECTRICAL EASEMENT REC. NO. 206140477
C	41' INGRESS/EGRESS UTILITY AND DRAINAGE EASEMENT REC. NO. 205204360

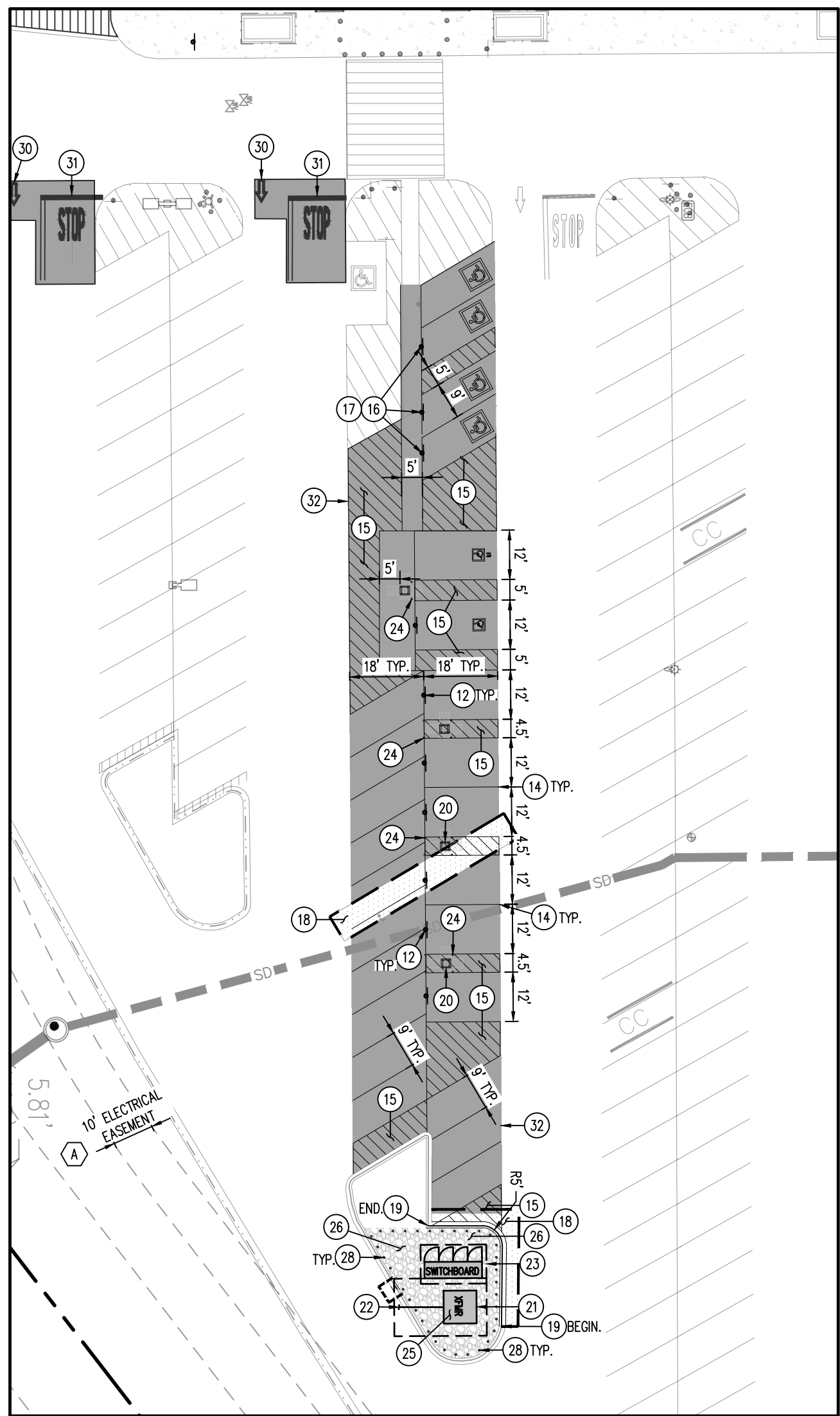
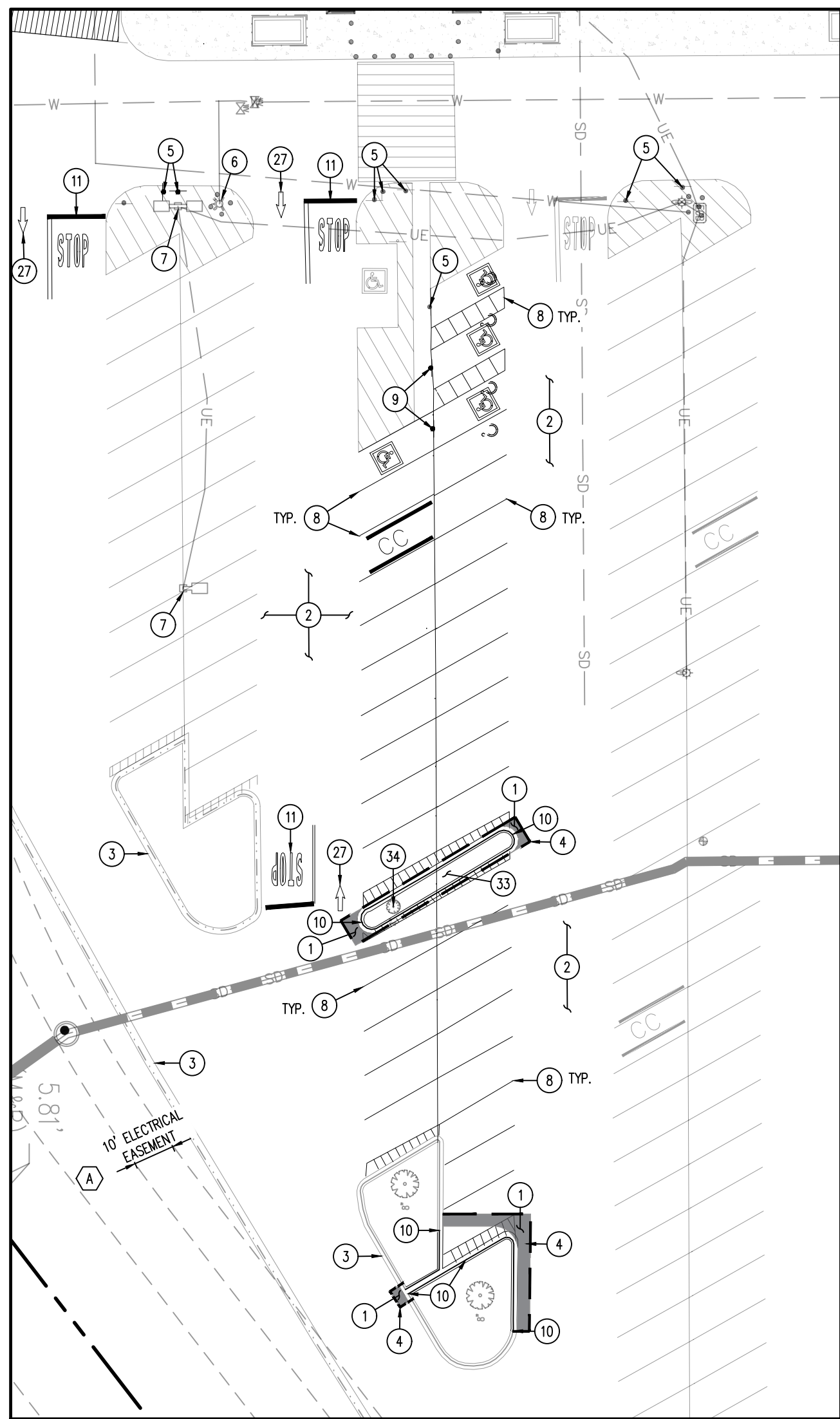
1	PROPOSED PICKUP STALL PAVEMENT STRIPING, STALL NUMBERING FOR REFERENCE ONLY (REF. SITE DETAILS).
2	PROPOSED 4" SOLID YELLOW PAINTED STRIPING AT 45° ± 2-0' O.C.
3	PROPOSED OPEN ARROW PAVEMENT MARKING (REF. SITE DETAILS).
4	PROPOSED STOP BAR AND "STOP" TEXT PAVEMENT MARKING (REF. SITE DETAILS).
5	PROPOSED PICKUP DOOR (REF. ARCH PLANS).
6	PROPOSED CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-4" O.C. AND 11'-0" WHITE STRIP PERPENDICULAR ON BOTH ENDS (SEE DOWD CENTERLINE) (REF. SITE DETAILS).
7	PROPOSED R1-58 "STOP HERE FOR PEDESTRIANS" SIGNAGE (REF. SITE DETAILS).
8	PROPOSED PICKUP SIGNAGE (REF. SITE DETAILS).
9	PROPOSED SIGN MOUNTING AND BASE WITH BREAKAWAY POST.
10	PROPOSED SIGN MOUNTING AND BASE WITH BOLLARD.
11	PROPOSED ADA PARKING SIGNAGE (REF. SITE DETAILS).
12	PROPOSED ADA STRIPING AND PAVEMENT MARKINGS (REF. SITE DETAILS).
13	PROPOSED CLOSED ARROW PAVEMENT MARKINGS (REF. SITE DETAILS).
14	PROPOSED 30"x30" STOP SIGN (REF. SITE DETAILS).
15	PROPOSED 36"x36" STOP SIGN WITH DOUBLE BREAKAWAY POSTS (REF. SITE DETAILS).
16	PROPOSED LIMITS OF SEAL COAT. CONTRACTOR SHALL APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
17	PROPOSED 4" STALL STRIPING (REF. SITE PLANS).
18	PROPOSED ASSOCIATE CANOPY AND COLUMNS (REF. ARCH. PLANS).
19	PROPOSED SAWDOT.
20	PROPOSED 5" STANDARD-UNITY PORTLAND CEMENT CONCRETE (PCC) PAVEMENT OVER 4" OF AGGREGATE BASE COURSE (ABC). SUBGRADE PREPARATION, BASE MATERIAL, AND CONFACTION SHALL CONFORM TO SITE DETAILS AND THE PROJECT GEOTECHNICAL REPORT.
20a	PROPOSED ASSOCIATED CONCRETE SIDEWALK (REF. ARCH. PLANS).
20b	PROPOSED 4" HEAVY-DUTY PORTLAND CEMENT CONCRETE (PCC) PAVEMENT OVER 4" OF AGGREGATE BASE COURSE (ABC). SUBGRADE PREPARATION, BASE MATERIAL, AND CONFACTION SHALL CONFORM TO SITE DETAILS AND THE PROJECT GEOTECHNICAL REPORT.
21	PROPOSED SIGN BOLLARD (REF. SITE DETAILS).
22	PROPOSED EGRESS DOOR. (REFERENCE ARCHITECTURAL PLANS)
23	PROPOSED LANDSCAPING (REF. L10 FOR DETAILS).
24	PROPOSED 5.5" STANDARD-UNITY HOT ASPHALT MIX (HMA) PAVEMENT OVER 4" OF AGGREGATE BASE COURSE (ABC). SUBGRADE PREPARATION SHALL CONFORM TO SITE DETAILS AND THE PROJECT GEOTECHNICAL REPORT.
25	NEW HEADS ON EXISTING LIGHT POLE (REF. ELECTRICAL SITE PLAN AND SITE DETAILS ON SHEET CS2.4).
26	PROPOSED ELECTRICAL RAIL BOX. (REFERENCE ELECTRICAL PLANS)

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING BUILDING
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING FENCE
	EXISTING ASPHALT PAVING
	PROPOSED ASPHALT PAVING
	EXISTING CONCRETE PAVING/SIDEWALK
	PROPOSED CONCRETE PAVING/SIDEWALK
	PROPOSED SEAL COAT
	PROPOSED LANDSCAPING
	PROPOSED BUILDING
	LIMITS OF SANCUIT
	EXISTING SITE LIGHT
	PROPOSED SITE LIGHT
	EXISTING SITE SIGN
	PROPOSED SITE SIGN
	EXISTING ADA PAVEMENT MARKING
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	STALL COUNT

[illegible]

1. CROSSWALK TO BE CENTERED ON RAMP. IF RAMP DROPPED CURB WIDTH IS LESS THAN 7'-4", THEN THE RAMP SHOULD BE REPLACED. IF A "STOP FOR PEDESTRIANS" SIGN IS NOT PRESENT, G.C. SHALL PROVIDE AND INSTALL A MUTCD SIGN R1-5b.





SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	185,830 S.F.	188,313 S.F.
REQUIRED PARKING (PER EL PASO COUNTY)	744 SPACES	753 SPACES
REQUIRED PARKING RATIO (PER EL PASO COUNTY)	4.0/1,000 S.F.	4.0/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	850 SPACES	847 SPACES
ACCESSIBLE PARKING	22 SPACES	22 SPACES
EV PARKING	10 SPACES	8 SPACES
PICKUP PARKING	13 SPACES	40 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	20 SPACES	20 SPACES
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	885 SPACES	882 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.8/1,000 S.F.	4.6/1,000 S.F.
		REVISION 3
		02/26/2026

EASEMENT SCHEDULE

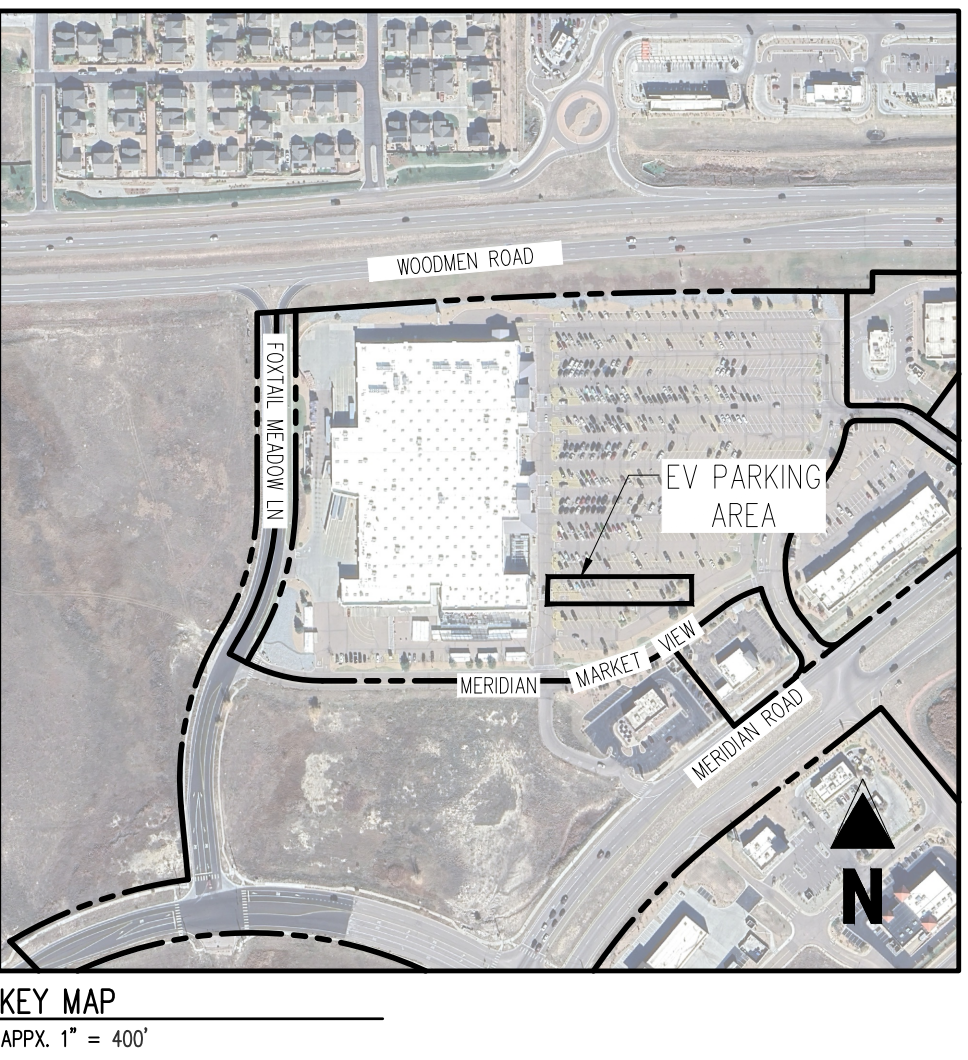
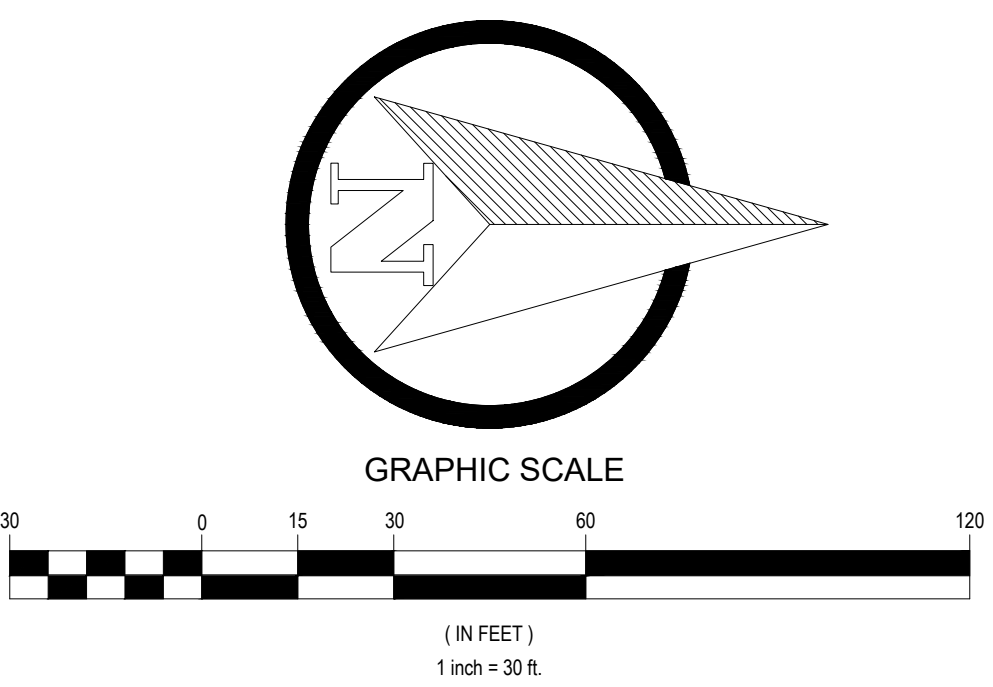
-  10' MOUNTAIN VIEW ELECTRICAL EASEMENT REC. NO. 206140477

DEMOLITION & SITE SCHEDULE

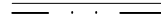
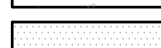
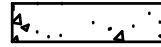
- 1 EXISTING ASPHALT PAVEMENT TO BE REMOVED.
- 2 EXISTING ASPHALT PAVEMENT TO REMAIN.
- 3 EXISTING CURB AND GUTTER TO REMAIN.
- 4 PROPOSED SAWCUT LINE.
- 5 EXISTING SIGN AND POST TO REMAIN.
- 6 EXISTING FIRE HYDRANT AND BOLLARDS TO REMAIN.
- 7 EXISTING LIGHT POLE TO REMAIN.
- 8 EXISTING PARKING STALL STRIPING TO BE REMOVED.
- 9 EXISTING SIGN AND POST TO BE REMOVED.
- 10 EXISTING CURB AND GUTTER TO BE REMOVED.
- 11 EXISTING STOP BAR AND STOP TEXT PAVEMENT MARKINGS TO BE REMOVED (REF. SSM SCOP PLANS).
- 12 PROPOSED AV PARKING SIGNAGE ON BOLLARD (REF. SITE DETAILS).
- 13 PROPOSED AVE AV PARKING SIGNAGE ON BOLLARD (REF. SITE DETAILS).
- 14 PROPOSED 4" SOLID YELLOW EAV PARKING STALL STRIPING.
- 15 PROPOSED 4" SOLID YELLOW PAINTED STRIPING AT 45° Ø 2" O.C.
- 16 PROPOSED ADA SIGNAGE (REF. SITE DETAILS).
- 17 PROPOSED SIGN MOUNTING AND BOLLARD BASE (REF. SITE DETAILS).
- 18 PROPOSED ASPHALT PAVING PATCH BACK (REF. SITE DETAILS).
- 19 PROPOSED CURB AND GUTTER (SEE SITE DETAILS).
- 20 PROPOSED ABB EV CHARGER (REF. MEP PLANS).
- 21 PROPOSED EV TRANSFORMER. SIZE TO BE CONFIRMED WITH POWER TO CONSTRUCTION.
- 22 PROPOSED UNDERGROUND EV ELECTRICAL CONDUIT. UTILITY CONNECTION POINT TO BE COORDINATED WITH MOUNTAIN VIEW ELECTRIC ASSOCIATION PRIOR TO CONSTRUCTION.
- 23 PROPOSED EV SWITCHBOARD (REF. MEP PLANS FOR SIZE AND OTHER REQUIREMENTS).
- 24 PROPOSED 4" DIA. BOLLARDS TO BE SPACED AROUND ELECTRICAL EQUIPMENT.
- 25 PROPOSED CONCRETE EQUIPMENT PAD (REF. SITE DETAILS AND MEP PLANS).
- 26 PROPOSED LANDSCAPE ISLAND. ROCK MULL MARKING TO MATCH EXISTING ON SITE.
- 27 EXISTING OPEN ARROW PAVEMENT MARKING TO BE REMOVED (REF. SSM AND SECP PLANS).
- 28 PROPOSED 6" DIA. BOLLARDS TO BE SPACED AT 4" O.C. AROUND ELECTRICAL EQUIPMENT.
- 29 PROPOSED SALVAGED ROW SIGNAGE.
- 30 PROPOSED OPEN ARROW PAVEMENT MARKINGS (REF. SITE DETAILS).
- 31 PROPOSED STOP BAR AND PAVEMENT MARKINGS (REF. SITE DETAILS).
- 32 PROPOSED LIMITS OF SEAL COAT.
- 33 EXISTING LANDSCAPING ISLAND TO BE REMOVED.
- 34 EXISTING TREE TO BE REMOVED.

DEMOLITION NOTES

- [illegible]

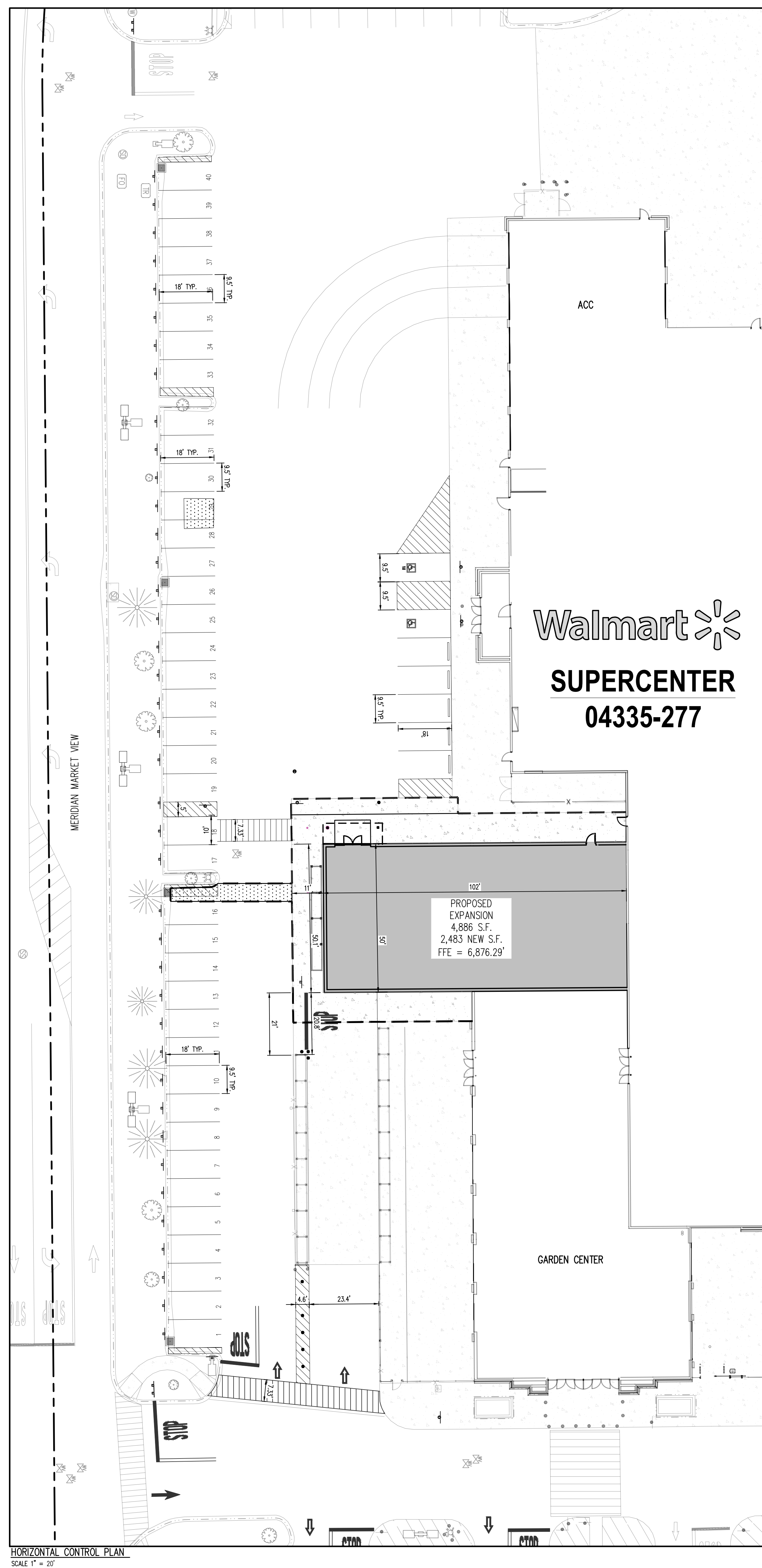


LEGEND

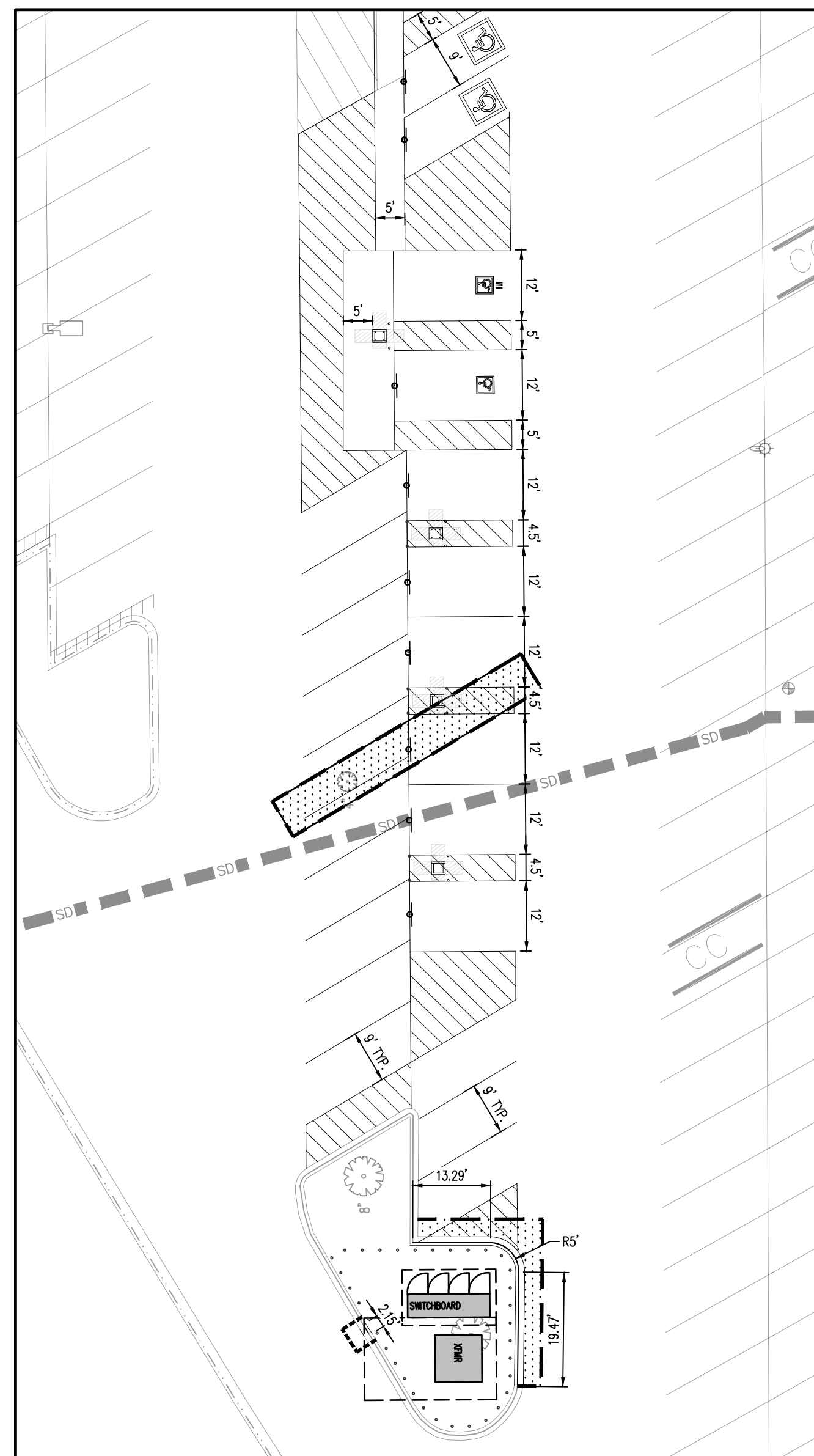
- | | |
|---|---|
|  | PROPERTY BOUNDARY |
|  | EXISTING EASEMENT |
|  | EXISTING BUILDING TO REMAIN |
|  | EXISTING WALL TO BE REMOVED |
|  | EXISTING CURB & GUTTER TO REMAIN |
|  | EXISTING CURB AND GUTTER TO BE REMOVED |
|  | EXISTING FENCE TO REMAIN |
|  | EXISTING ASPHALT PAVING TO REMAIN |
|  | EXISTING ASPHALT PAVING TO BE REMOVED |
|  | EXISTING CONCRETE PAVING/SIDEWALK |
|  | PROPOSED ASPHALT PAVING |
|  | PROPOSED CONCRETE PAVING/SIDEWALK |
|  | PROPOSED SEAL COAT |
|  | PROPOSED LANDSCAPING |
|  | LIMITS OF SANCUIT |
|  | EXISTING ELECTRIC LINE TO REMAIN |
|  | EXISTING ELECTRIC LINE TO BE REMOVED |
|  | EXISTING FIBER OPTIC LINE TO REMAIN |
|  | EXISTING GAS LINE TO REMAIN |
|  | EXISTING SANITARY SEWER LINE TO REMAIN |
|  | EXISTING STORM SEWER (LESS THAN 12"*) TO REMAIN |
|  | EXISTING STORM SEWER (12" & LARGER) TO REMAIN |
|  | EXISTING WATER LINE TO REMAIN |
|  | EXISTING SITE LIGHT TO REMAIN |
|  | EXISTING SITE SIGN TO REMAIN |
|  | EXISTING SITE SIGN TO BE REMOVED |
|  | EXISTING ADA PAVEMENT MARKING TO BE REMOVED |
|  | EXISTING FIRE HYDRANT TO REMAIN |
|  | EXISTING WATER VALVE TO REMAIN |
|  | EXISTING WATER METER TO REMAIN |
|  | EXISTING TREE TO REMAIN |
|  | EXISTING FIBER OPTIC BOX TO REMAIN |
|  | EXISTING ELECTRIC TRANSFORMER TO REMAIN |
|  | PROPOSED SITE LIGHT |
|  | PROPOSED SITE SIGN |

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, STEPS, PAVING, SIDEWALKS, ETC. PORCHES, THOSE DOWNS, PRECISE BUILDING DIMENSIONS AND LOCATIONS. ALL COSTS OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS ARE TO THE FACE OF CURBS UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS REQUIRED BY THE CITY ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELICATATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED BY THE CITY ENGINEER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVED PLANS. PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
- ALL LIGHT POLE BASES SHALL BE REPAIRED AND BOLT COVERS REPLACED WHERE MISSING OR DAMAGED.
- ALL EXISTING LIGHT POLES SHALL BE REPAIRED AND BOLT COVERS SHALL BE REMOVED. SEE MODIFIED CONSTRUCTION SECTION 06600 FOR ADDITIONAL INFORMATION.
- REFRESH DRIVE PAVING TO DEPTH 4" AND TOPPING. MATCH EXISTING EXCEPT WHERE MODIFIED IN CONSTRUCTION SECTION 06600. SEE PLAN SET (SEPARATE PLAN) SET. SEE PAVEMENT MARKING SPECIFICATIONS PROVIDED WITH THIS PLAN SET.
- FOR GEOTECHNICAL REPORT, CONTRACTOR TO VERIFY GROUNDWATER DEPTH BEFORE ANY CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE.
- SHOULD ANY ARCHAEOLOGICAL OR CULTURALLY SENSITIVE MATERIALS BE ENCOUNTERED DURING EXCAVATION OPERATIONS, CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY WILMUTEC AND CCC.
- STAKE STALL NUMBERS AS SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. STALL NUMBERS SHALL NOT BE USED TO LOCATE OR TO DETERMINE THE APPROPRIATE NUMBER OF STAKES FOR THE PURPOSE OF SIGNAGE INSTALLATION.



HORIZONTAL CONTROL PLAN
SCALE 1" = 20'



PROPOSED EV PARKING HORIZONTAL CONTROL PLAN
SCALE 1" = 20'

KEY MAP
APPX. 1" = 400'

LEGEND

- | | |
|--|-----------------------------------|
| | PROPERTY BOUNDARY |
| | EXISTING EASEMENT |
| | EXISTING BUILDING |
| | EXISTING CURB & GUTTER |
| | PROPOSED CURB & GUTTER |
| | EXISTING FENCE |
| | EXISTING ASPHALT PAVING |
| | PROPOSED ASPHALT PAVING |
| | EXISTING CONCRETE PAVING/SIDEWALK |
| | PROPOSED CONCRETE PAVING/SIDEWALK |
| | PROPOSED SEAL COAT |
| | PROPOSED LANDSCAPING |
| | PROPOSED BUILDING |
| | LIMITS OF SAWCUT |
| | EXISTING SITE LIGHT |
| | PROPOSED SITE LIGHT |
| | EXISTING SITE SIGN |
| | PROPOSED SITE SIGN |
| | EXISTING ADA PAVEMENT MARKING |
| | PROPOSED ADA PAVEMENT MARKING |
| | EXISTING FIRE HYDRANT |
| | PROPOSED FIRE HYDRANT |
| | EXISTING WATER VALVE |
| | PROPOSED WATER VALVE |

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARING

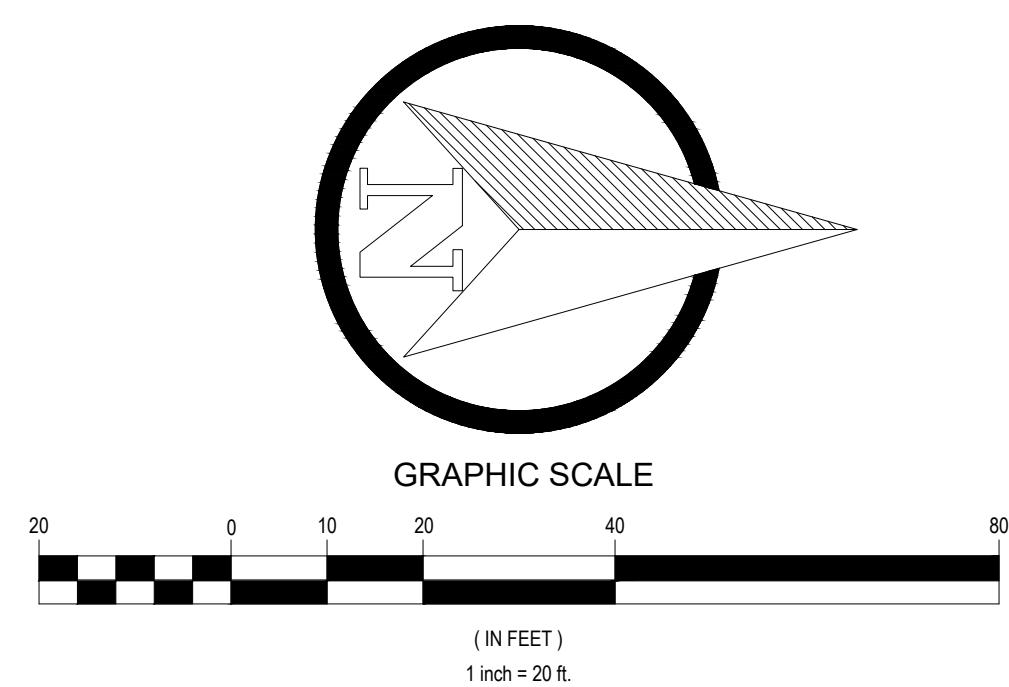
BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BEING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., AS MONUMENTED ON THE WEST END OF THE LINE BY A 2-1/2" ALUMINUM CAP, ILLEGIBLE, 1.70' BELOW ASPHALT BEING THE NORTH QUARTER CORNER OF SECTION 12, AND ON THE EAST END OF THE LINE BY A CALCULATED POINT FOR THE NORTHEAST CORNER OF SECTION 12, AS DETERMINED BY EXISTING REFERENCE TO THE SURVEY SECOND DATA BOOK NO. 30, 2021, BEING THE NORTH QUARTER MONUMENT, STAMPED, "DIXIE L. BARRELL & CO RM 113S R 65W E 1/4 SEC 12 T13S R65W E 1/4 SEC 12". A DISTANCE OF 70.88 FEET, AND A REFERENCE MONUMENT, STAMPED, "DIXIE L. BARRELL & CO RM 113S R 65W E 1/4 SEC 12 S6 S12 S7 93.44' 1919 PLS 29413, A DISTANCE OF 93.44 FEET AND IS CONSIDERED TO BEAR N89°49'00" W WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION. ONLY IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
-  Know what's below.
Call before you dig.



Know what's below.
Call before you dig



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Galloway
172 N East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com
Galloway & Company, LLC

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: FALCON, COLORADO CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 05/12/2006, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Walmart
FALCON (PEYTON), COLORADO
 11550 MERIDIAN MARKET VIEW
 STORE NUMBER: 04335-277

ISSUE BLOCK

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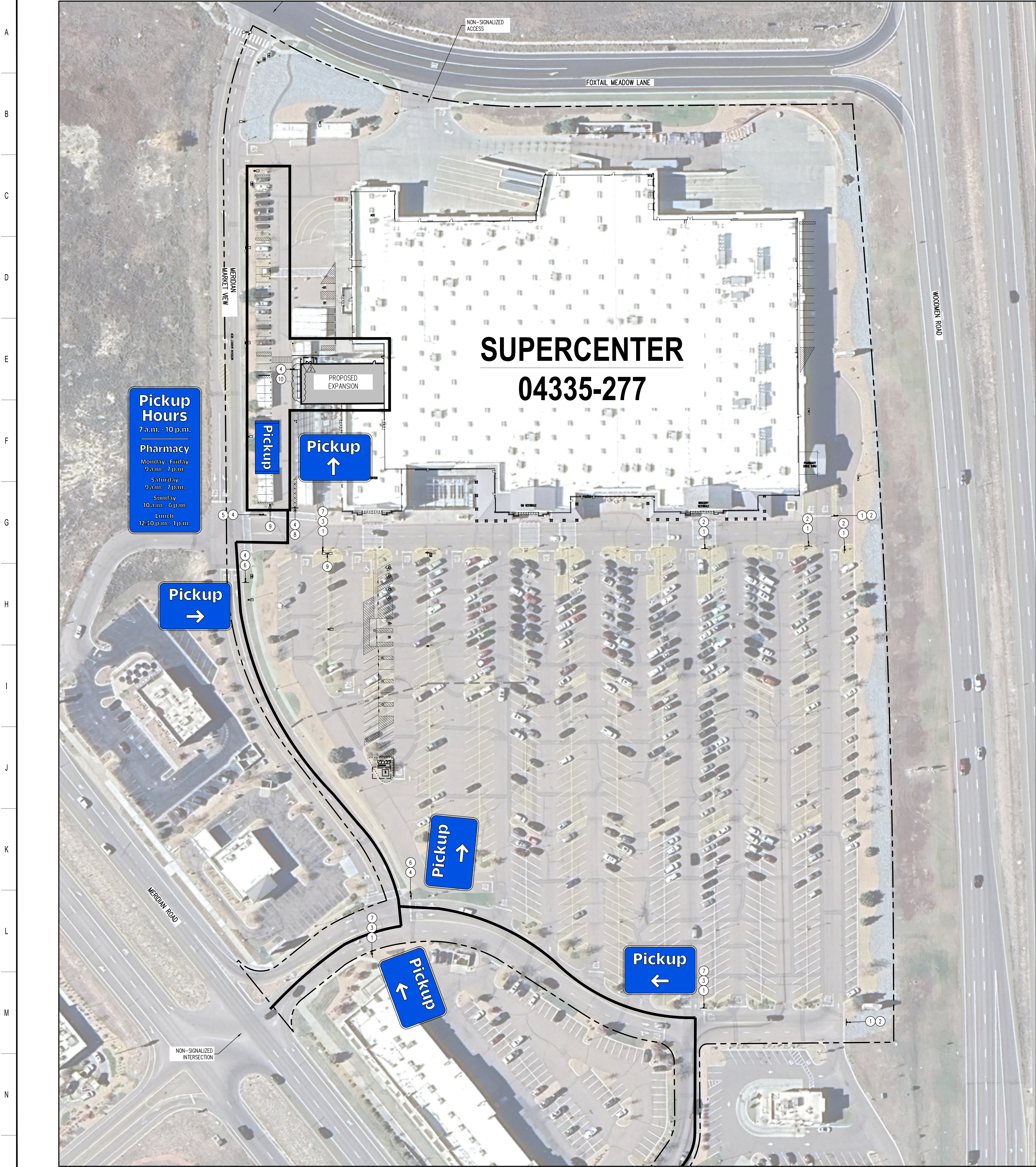
CHECKED BY:	DJS
DRAWN BY:	RC
PROTO CYCLE:	02/27/2026
DOCUMENT DATE:	05/12/2026



HORIZONTAL
CONTROL
PLAN

SHEET:
CS2.2

PCD# COM2612



Pickup Hours
7 a.m. - 10 p.m.

Pharmacy
Monday - Friday
9 a.m. - 7 p.m.
Saturday
9 a.m. - 7 p.m.
Sunday
10 a.m. - 6 p.m.
Lunch
12:30 p.m. - 1 p.m.

Pickup
→

Pickup

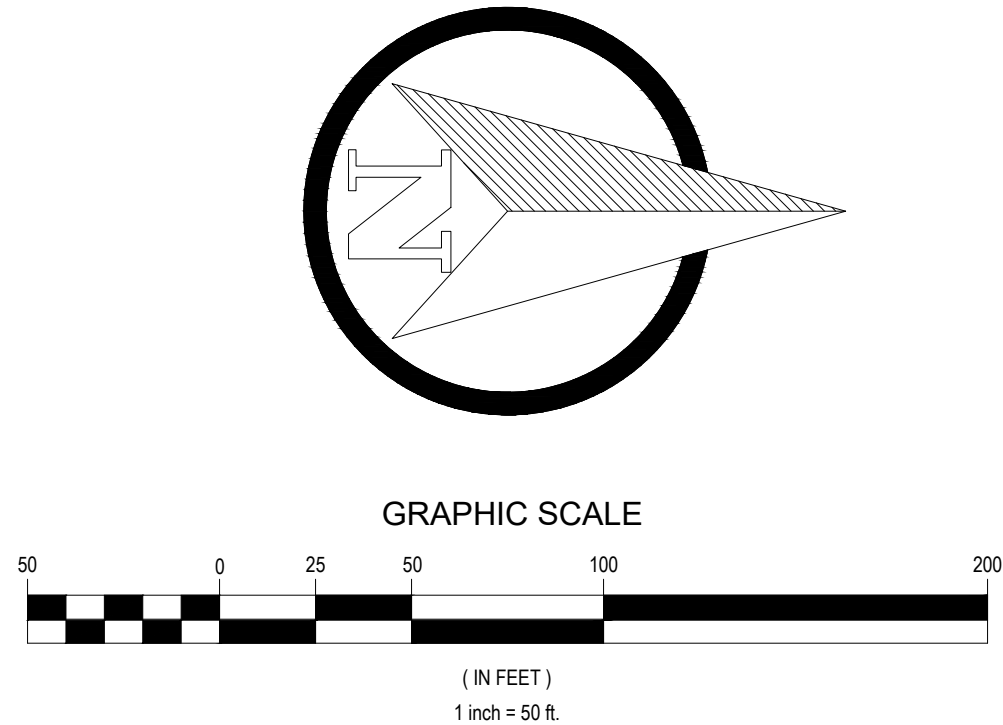
Pickup
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Pickup
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Pickup
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Pickup
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SUPERCENTER
04335-277



PICKUP WAYFINDING SIGNAGE SCHEDULE NOTES

- EXISTING PICKUP WAYFINDING SIGNAGE TO BE REMOVED.
- EXISTING SIGN POST AND BASE TO BE REMOVED AND PROPERLY DISPOSED OF.
- EXISTING SIGN POST AND BASE TO REMAIN.
- PROPOSED SIGN POST AND BASE (REF. SITE DETAILS).
- EXISTING "TRUCK" AND OPEN ARROW PAVEMENT MARKING TO BE REMOVED. CONTRACTOR SHALL APPLY SEAL COAT LANTS OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED.
- PROPOSED PICKUP WAYFINDING SIGNAGE, RIGHT (REF. SITE DETAILS FOR SIGNAGE AND LOCATION DETAILS).
- PROPOSED PICKUP WAYFINDING SIGNAGE, LEFT (REF. SITE DETAILS FOR SIGNAGE AND LOCATION DETAILS).
- PROPOSED PICKUP WAYFINDING SIGNAGE, AHEAD (REF. SITE DETAILS FOR SIGNAGE AND LOCATION DETAILS).
- PROPOSED PICKUP BANNER TO BE MOUNTED ON EXISTING LIGHT POST (REF. SITE DETAILS).
- PROPOSED HOURS OF OPERATION SIGNAGE (REF. SITE DETAILS).

SITE SIGNAGE LEGEND

- PROPERTY BOUNDARY
- PROPOSED PICKUP AREA
- PROPOSED PATH OF TRAVEL FOR PICKUP CUSTOMER

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTIONS	DIMENSIONS	QUANTITY
STALL DESIGNATION	12 X 12	40
PICKUP LEFT	12 X 18	2
PICKUP AHEAD	12 X 18	1
PICKUP RIGHT	12 X 18	2
HOURS OF OPERATION	36 X 18	1
RESERVED DELIVERY VAN	12 X 18	-
PICKUP BANNER AND MOUNTING HARDWARE	18 X 40	1
TEMPORARY PARKING (WITH PYRAMID BASE)	18 X 40	-

CALL IN NUMBER FOR "STALL DESIGNATION" AND "TEMPORARY" SIGNS:
CONTRACTOR TO CONFIRM CALL IN NUMBER WITH STORE MANAGER PRIOR TO PLACING SIGN ORDER.
ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART PROVIDED AND CONTRACTOR INSTALLED.
CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE ENTERED VIA THE SIGN SHOP ORDERS QUICKBASE APPLICATION: <https://wmt.quickbase.com/nav/main/action/ny08>.
FOR INQUIRES EMAIL CLAMPTT COMPANIES LLC. CLAMPTTROGSTERTEAM@CLAMPTT.COM

SITE SIGNAGE NOTES

- THIS PLAN WAS PREPARED BASED ON AN AERIAL CAPTURED 11/01/2025. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL FIELD CONDITIONS MAY VARY SIGNIFICANTLY FROM THIS DRAWING.
- REFERENCE SITE DETAILS FOR SIGN LOCATION & VESTIBULE CROSSWALK DETAILS FOR SITE SIGNAGE OFFSETS.
- GENERAL CONTRACTOR TO PREPARE AND REPAINT EXISTING SIGN POST BOLLARDS AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT.
- ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART PROVIDED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE ENTERED VIA THE SIGN SHOP ORDERS QUICKBASE APPLICATION: <https://wmt.quickbase.com/nav/main/action/ny08>. FOR INQUIRES EMAIL CLAMPTT COMPANIES LLC. CLAMPTTROGSTERTEAM@CLAMPTT.COM

PARKING LOT SIGNS, POLES, & MOUNTING HARDWARE ARE AVAILABLE VIA WALMART SOURCES AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE ENTERED VIA THE SIGN SHOP ORDERS QUICKBASE APPLICATION: <https://wmt.quickbase.com/nav/main/action/ny08>.
FOR INQUIRES EMAIL CLAMPTT COMPANIES LLC. CLAMPTTROGSTERTEAM@CLAMPTT.COM

PLEASE NOTE THAT SIGNAGE IS NOT APPROVED WITH THIS APPLICATION. ANY PROPOSED SIGNAGE THAT MEETS THE APPLICABILITY OF A SIGN PERMIT REQUIREMENT MUST BE SUBMITTED UNDER A SEPARATE SIGN PERMIT APPLICATION.

PLEASE NOTE TRAFFIC CONTROL, DEVICE SIGNS, WAYFINDING SIGNS, UTILITY SIGNS, AND TEMPORARY SIGNS DO NOT REQUIRE A SIGN PERMIT.

Walmart
FALCON (PEYTON), COLORADO
11550 MERIDIAN MARKET VIEW
STORE NUMBER: 04335-277

ISSUE BLOCK		

CHECKED BY:	DJS
DRAWN BY:	RC
PROTO CYCLE:	02/21/2026
DOCUMENT DATE:	05/12/2026



SITE SIGNAGE PLAN

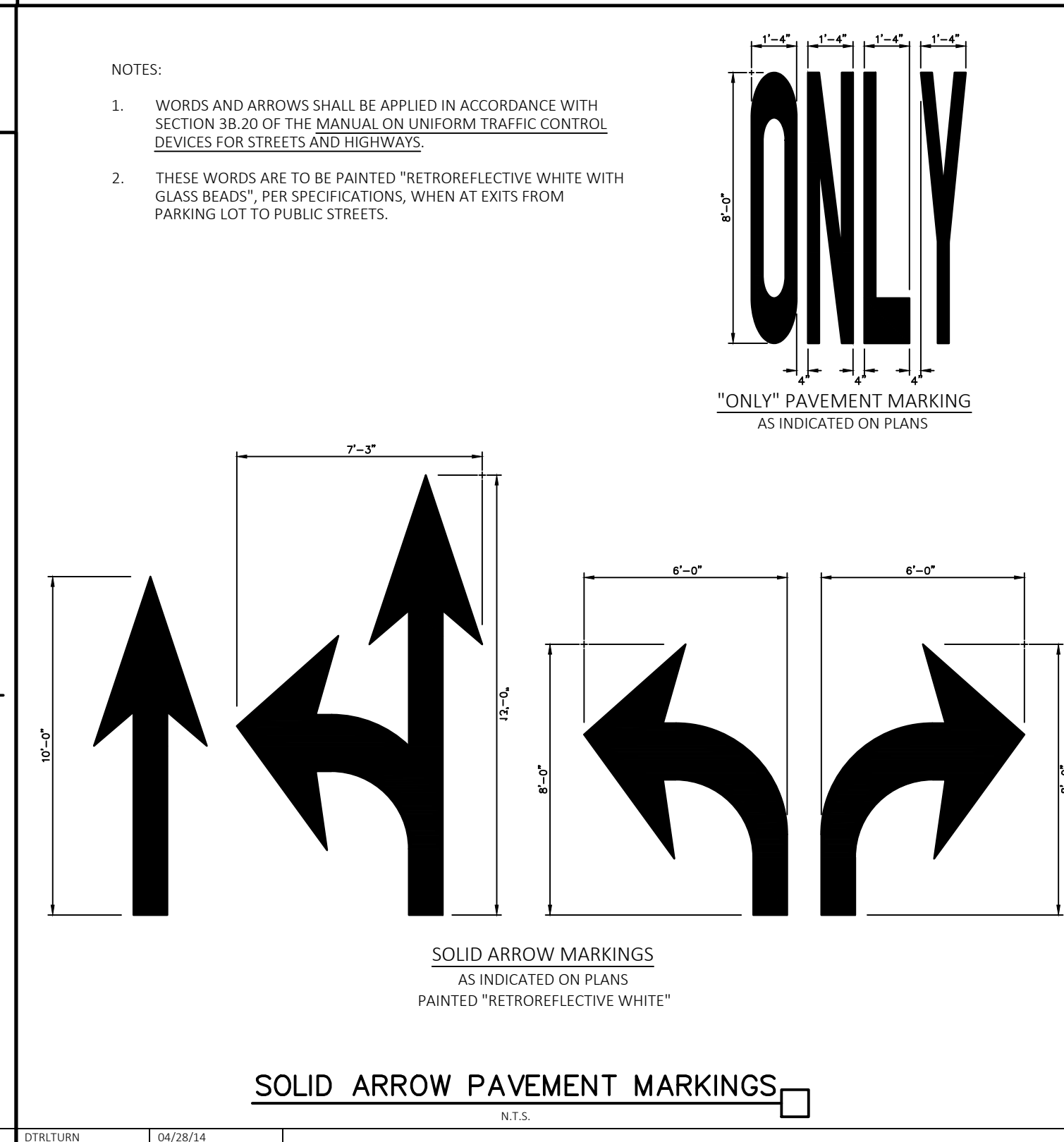
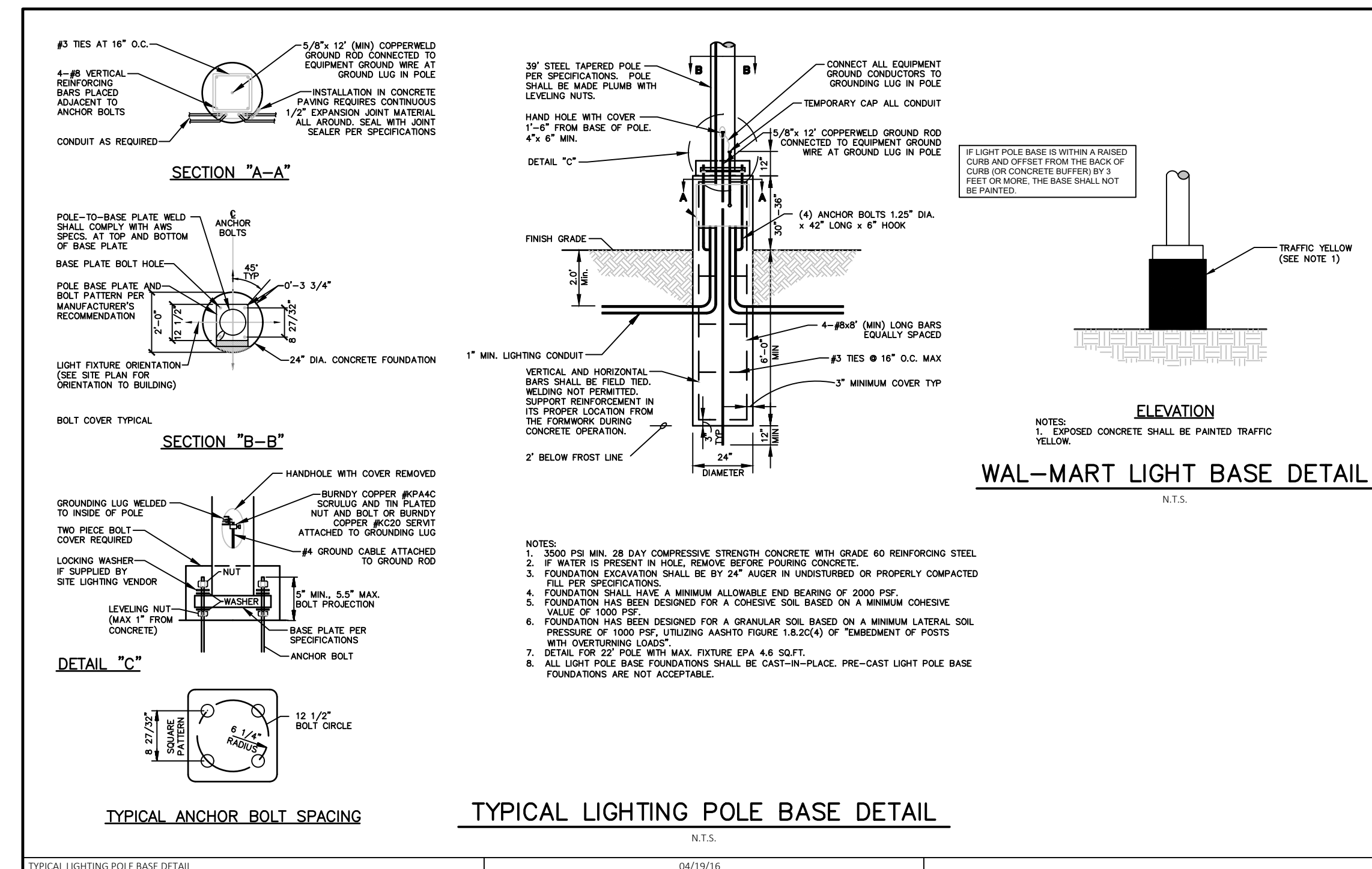
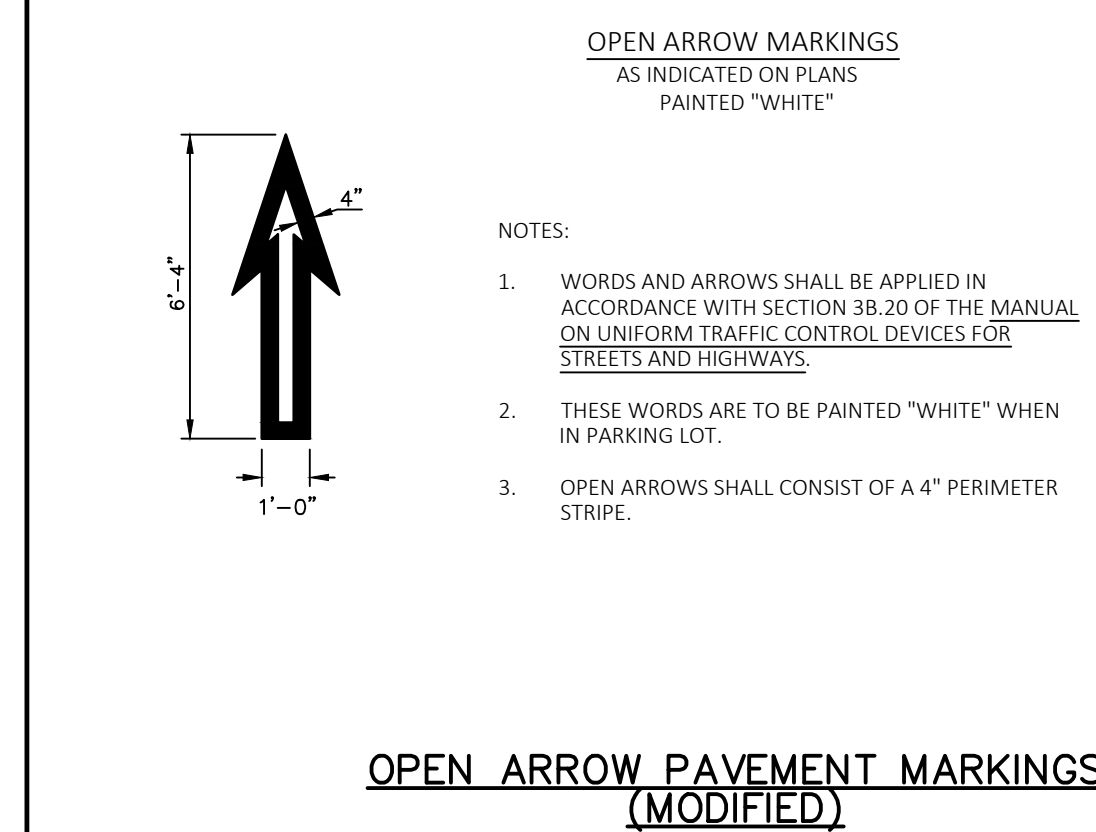
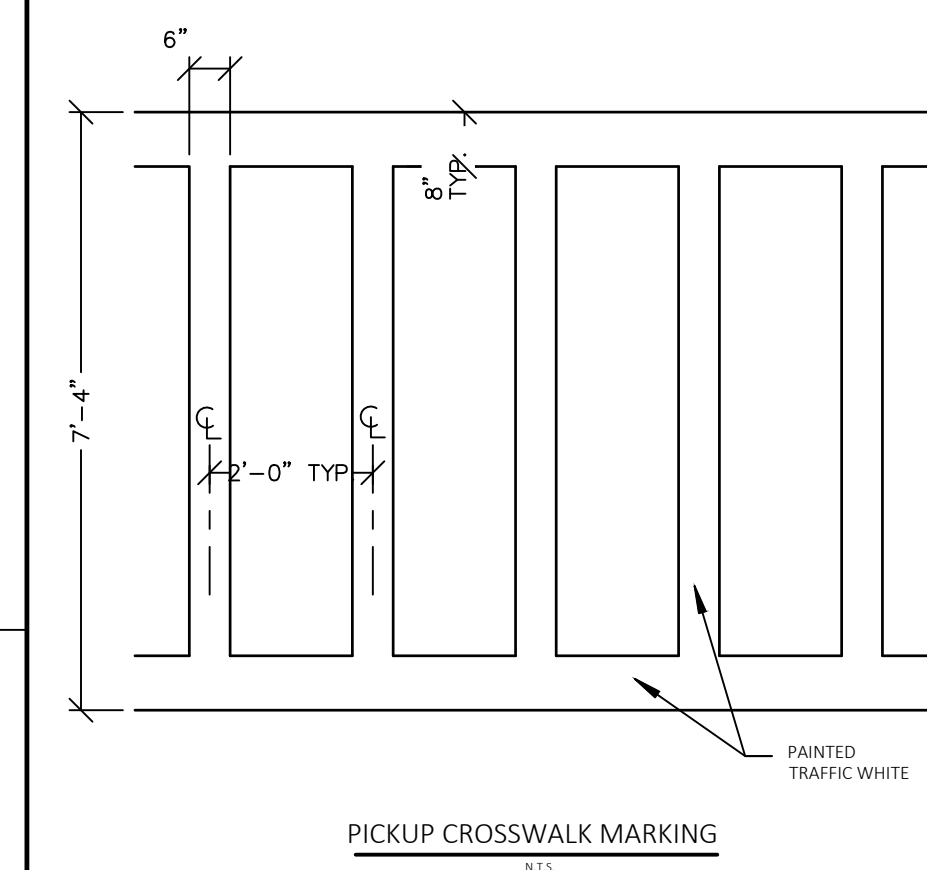
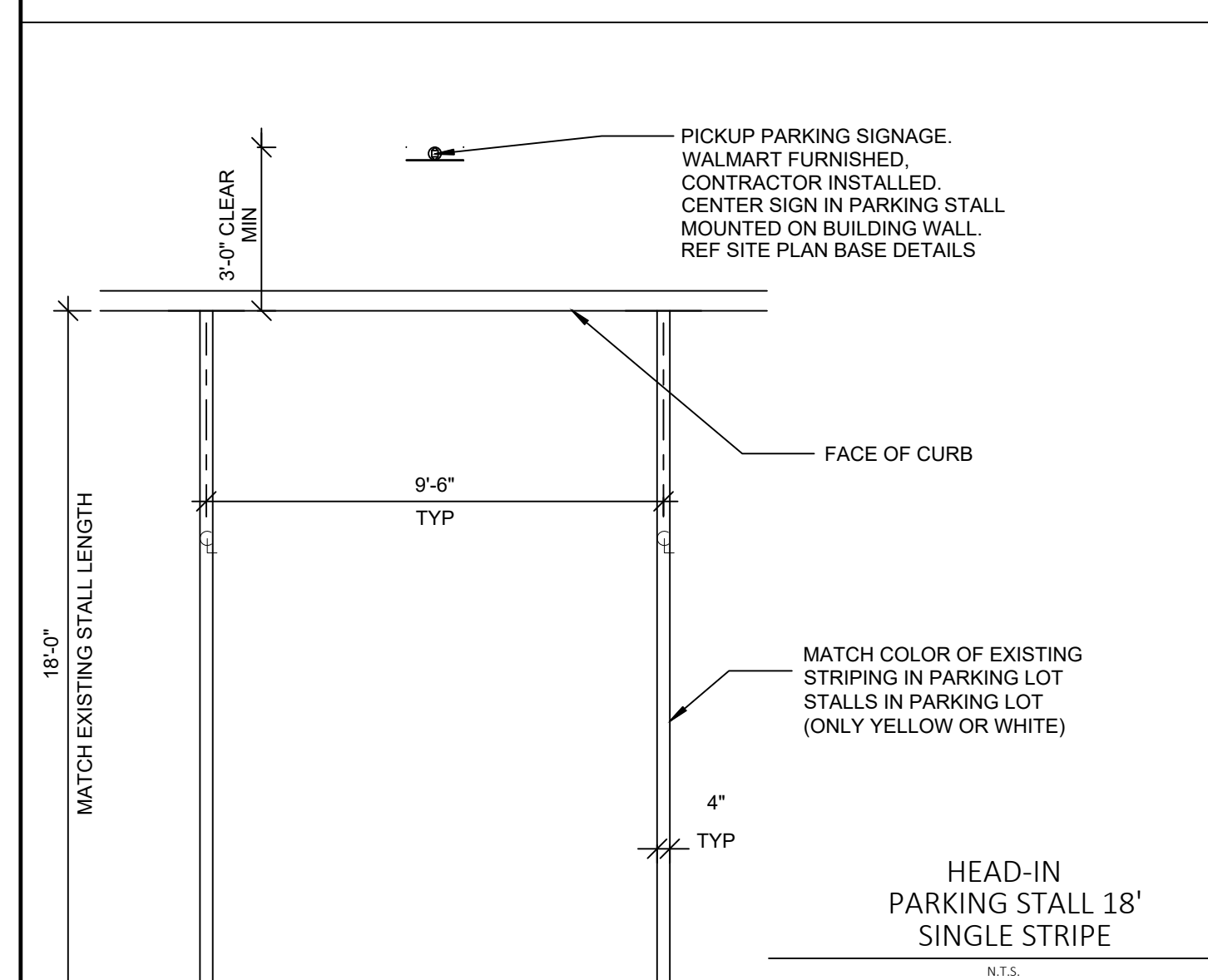
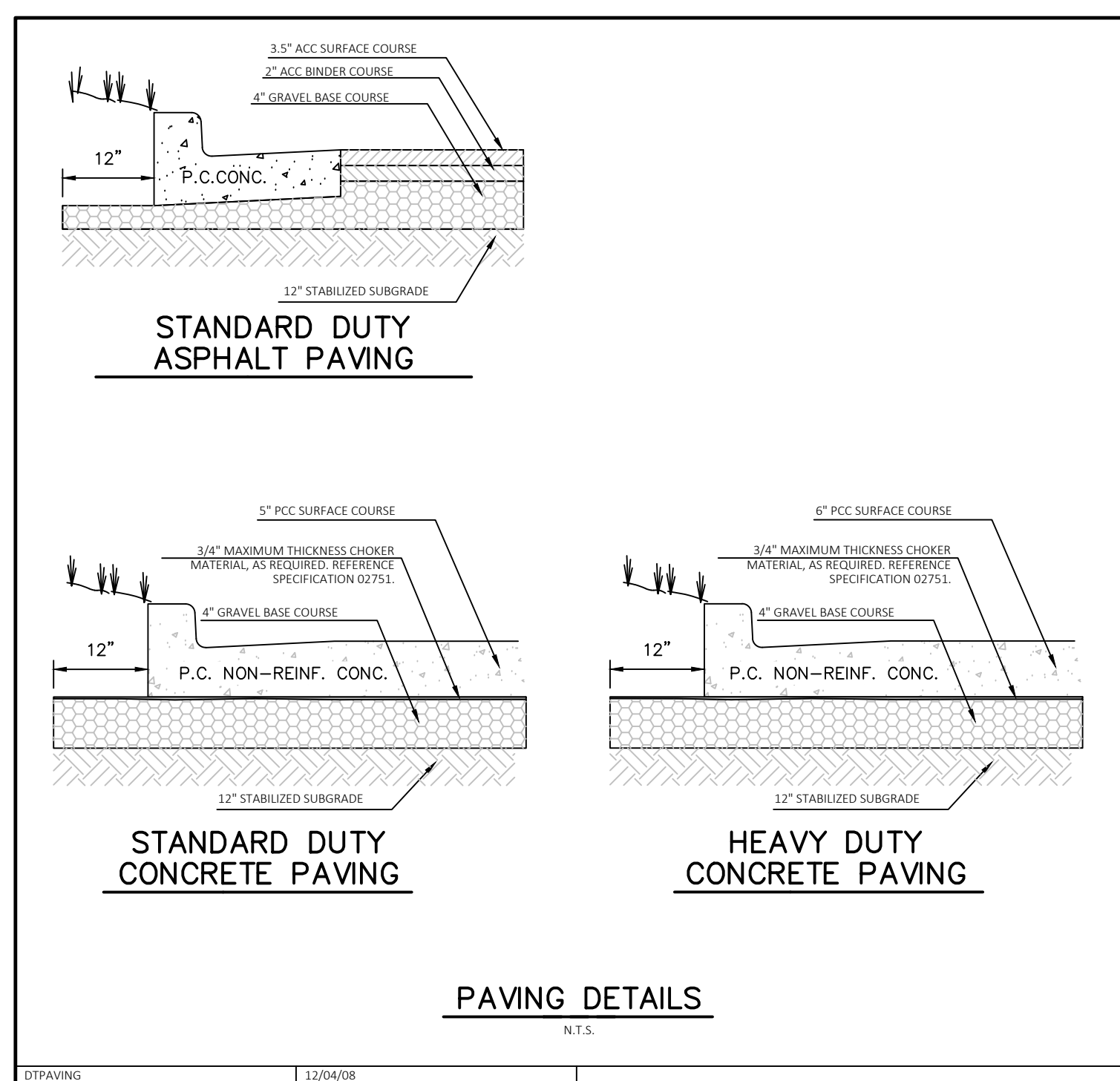
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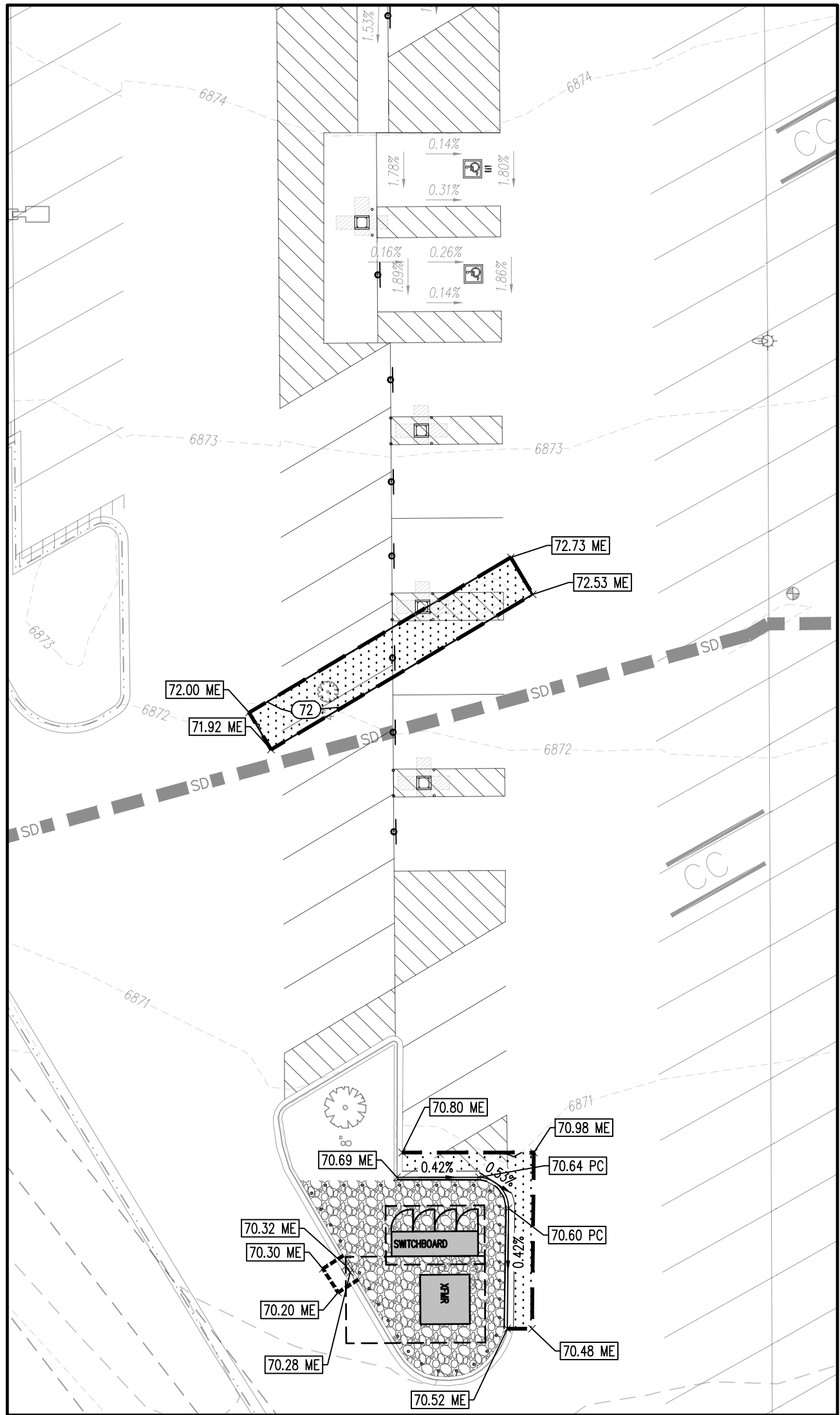
Galloway
172 N East Broadway, Suite 274
Falcon, CO 80831
888.953.1337
GallowayUS.com
Galloway & Company, LLC

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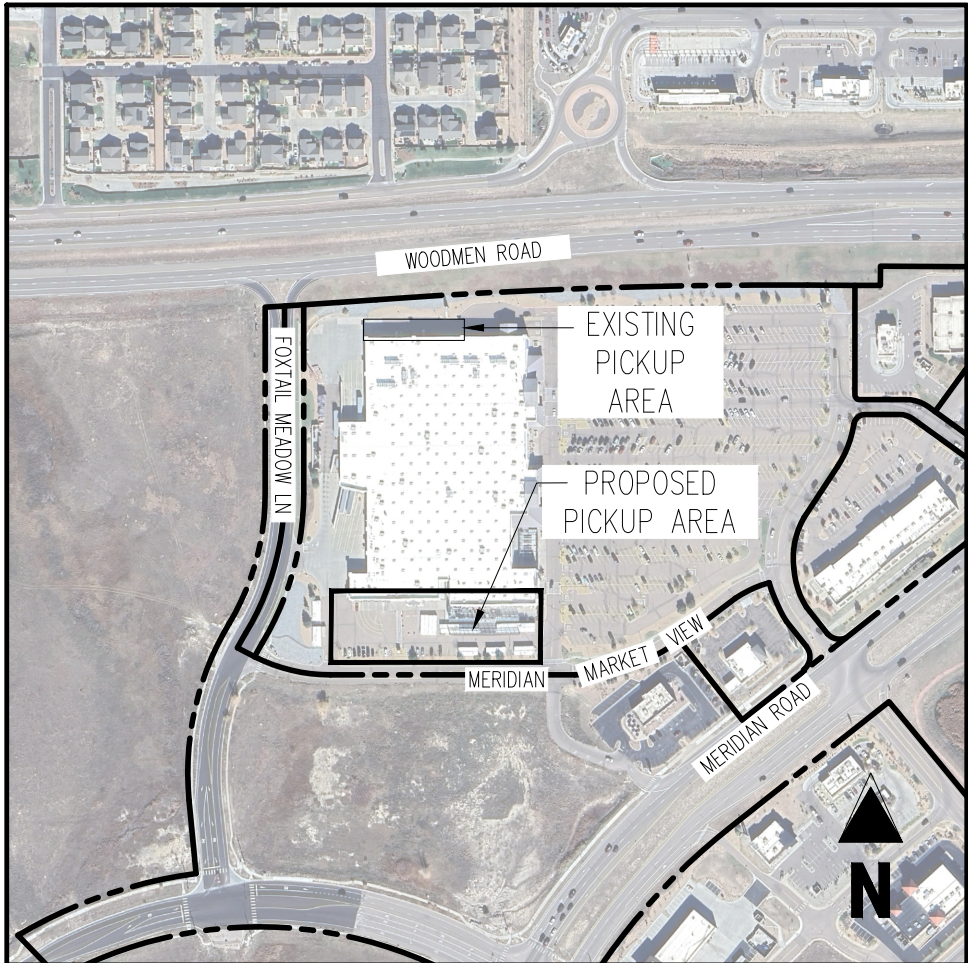
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PROPOSED EV PARKING AREA GRADING PLAN
SCALE 1" = 20'

CUT/FILL SUMMARY			
AREA (S.F.)	CUT (C.Y.)	FILL (C.Y.)	NET FILL (C.Y.)
9,372	0.35	37.93	37.59



KEY MAP
APPROX. 1" = 400'

GRADING LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED SPOT ELEVATION
---	EG PROPOSED TOP OF CURB ELEVATION
---	FL PROPOSED FLOWLINE ELEVATION
---	FF FINISHED FLOOR
---	FG FINISHED GRADE
---	ME MATCH EXISTING
---	BR BOTTOM OF RAMP
---	TR TOP OF RAMP
---	ODE OUTER BUILDING ELEVATION
---	EXISTING SLOPE
---	PROPOSED SLOPE

NOTES

- ELEVATIONS ON THIS PLAN MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED. ADD 6800 TO THESE ELEVATIONS.
- ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL PEDESTRIAN SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL.
- STORM SEWER LOCATED WITHIN ±84' OF PROPOSED CANOPY. CANOPY ROOF DRAINS TO BE TIED INTO EXISTING UNDERGROUND STORM INFRASTRUCTURE.

LEGEND

---	PROPERTY BOUNDARY
---	EXISTING EASEMENT
---	EXISTING BUILDING
---	EXISTING CURB & GUTTER
---	PROPOSED CURB & GUTTER
---	EXISTING FENCE
---	EXISTING ASPHALT PAVING
---	PROPOSED ASPHALT PAVING
---	EXISTING CONCRETE PAVING/SIDEWALK
---	PROPOSED CONCRETE PAVING/SIDEWALK
---	PROPOSED SEAL COAT
---	PROPOSED LANDSCAPING
---	PROPOSED BUILDING
---	LIMITS OF SAWCUT
---	EXISTING ELECTRIC LINE TO REMAIN
---	PROPOSED ELECTRIC LINE
---	EXISTING FIBER OPTIC LINE TO REMAIN
---	PROPOSED FIBER OPTIC LINE
---	EXISTING GAS LINE TO REMAIN
---	PROPOSED GAS LINE
---	EXISTING SANITARY SEWER LINE TO REMAIN
---	PROPOSED SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE TO REMAIN
---	PROPOSED STORM SEWER LINE
---	EXISTING WATER LINE TO REMAIN
---	PROPOSED WATER LINE
---	EXISTING STORM SEWER STRUCTURE
---	EXISTING SANITARY SEWER STRUCTURE
---	PROPOSED SANITARY SEWER STRUCTURE
---	EXISTING SITE LIGHT
---	PROPOSED SITE LIGHT
---	EXISTING SITE SIGN
---	PROPOSED SITE SIGN
---	EXISTING ADA PAVEMENT MARKING
---	PROPOSED ADA PAVEMENT MARKING
---	EXISTING FIRE HYDRANT
---	LIMITS OF SAWCUT

BASIS OF BEARING

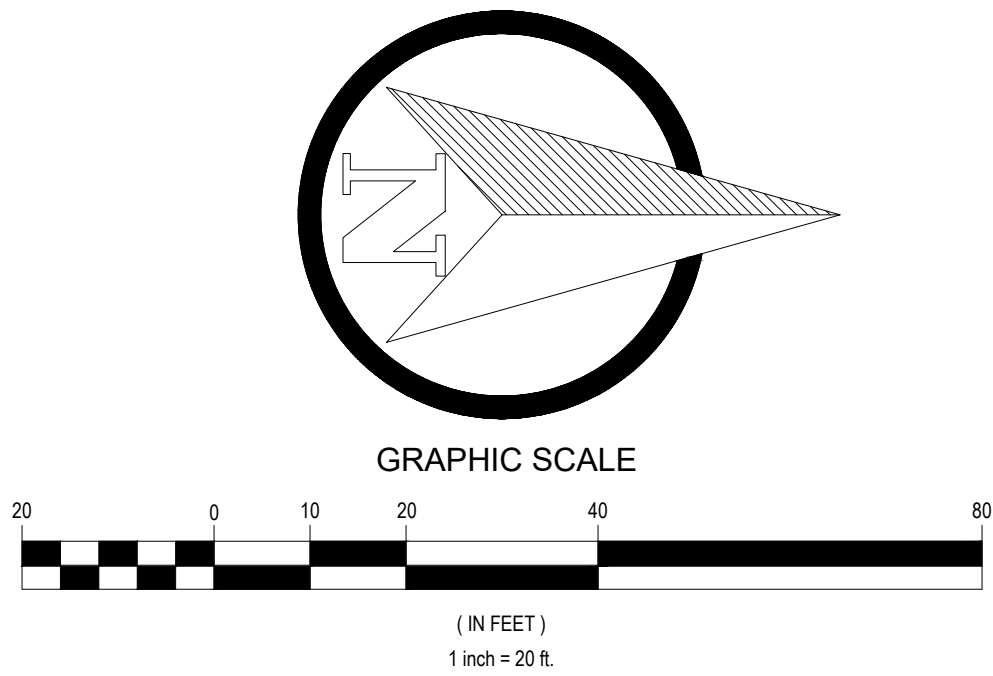
BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BEING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., AS MONUMENTED ON THE WEST END OF THE LINE BY A 2-1/2" ALUMINUM CAP, ALLEGEDLY, 1.70' BELOW ASPHALT BEING THE NORTH QUARTER CORNER OF SECTION 12, AND ON THE EAST END OF THE LINE BY A CALCULATED POINT FOR THE NORTHEAST CORNER OF SECTION 12, AS DETERMINED BY EXISTING REFERENCE TIES PER MONUMENT RECORD DATED JUNE 30, 2021, BEING A REFERENCE MONUMENT, STAMPED, "DREXEL BARRELL & CO. 1135 R. 65W R. 64W S1 SE S12 S7 70.88 2019 PLS 29413, A DISTANCE OF 70.88 FEET, AND A REFERENCE MONUMENT, STAMPED, "DREXEL BARRELL & CO. 1135 R. 65W R. 64W S1 SE S12 S7 93.44 2019 PLS 29413, A DISTANCE OF 93.44 FEET AND IS CONSIDERED TO BEAR N89°49'00", WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.

BENCHMARK

FWS BENCHMARK BL72
ELEV: 6860.83' (NAVD 88).
DESCRIPTION: BL72 BEING A 3.25" ALUMINUM FWS CAP, "BL72".
SITE BENCHMARK #1
ELEV: 6868.09'
DESCRIPTION: NO. 5 REBAR WITH GREEN PLASTIC CAP, "GALLOWAY CONTROL".
SITE BENCHMARK #2
ELEV: 6872.21'
DESCRIPTION: NO. 5 REBAR WITH GREEN PLASTIC CAP, "GALLOWAY CONTROL".

VERTICAL DATUM

NAVD88



Walmart

FALCON (PEYTON), COLORADO
11550 MERIDIAN MARKET VIEW
STORE NUMBER: 04335-277

JOB NUMBER: WMT0046335-21

PROTO: 179

ISSUE BLOCK		

CHECKED BY:	DJS
DRAWN BY:	RC
PROTO CYCLE:	02/21/2026
DOCUMENT DATE:	05/12/2026



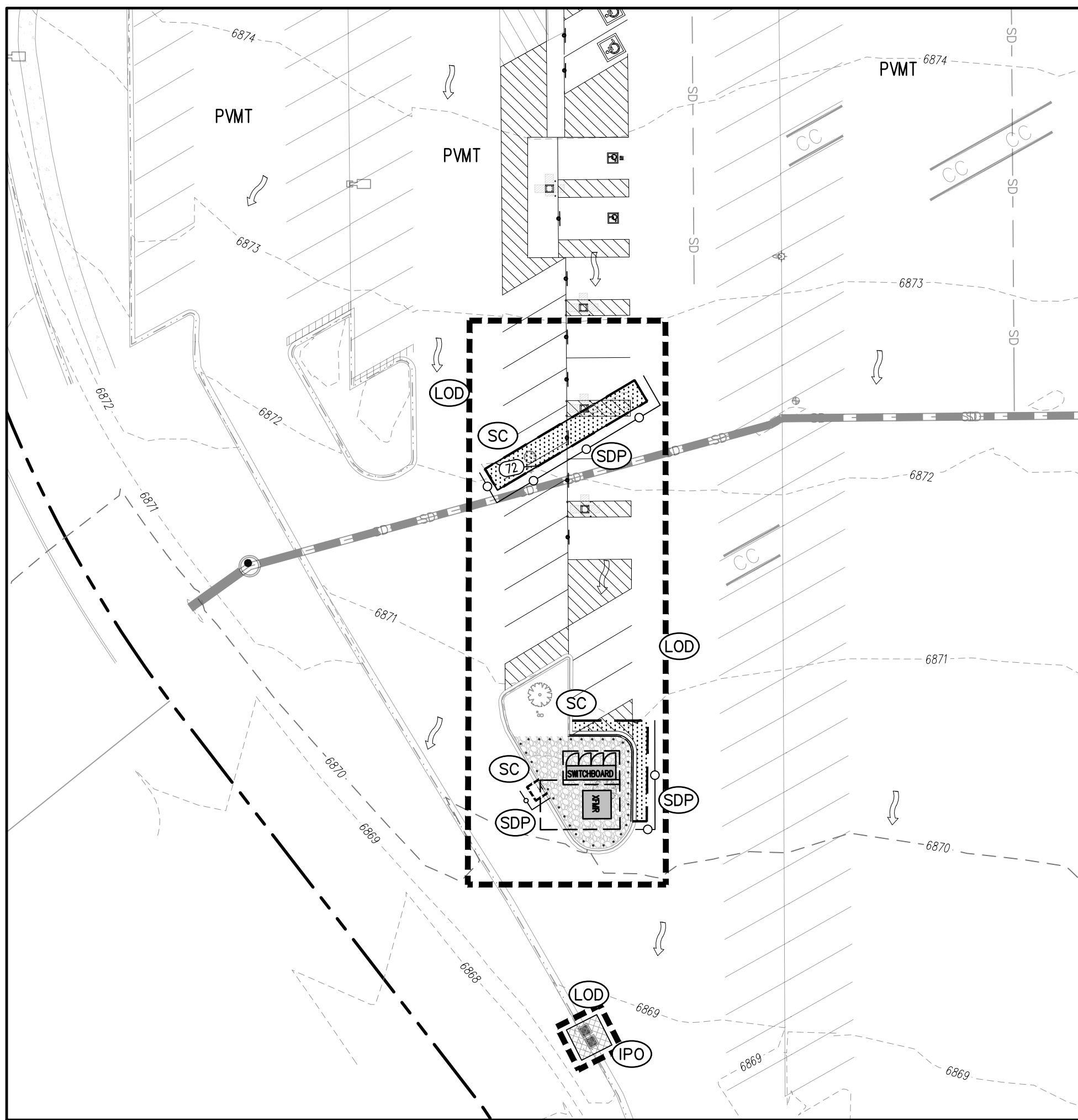
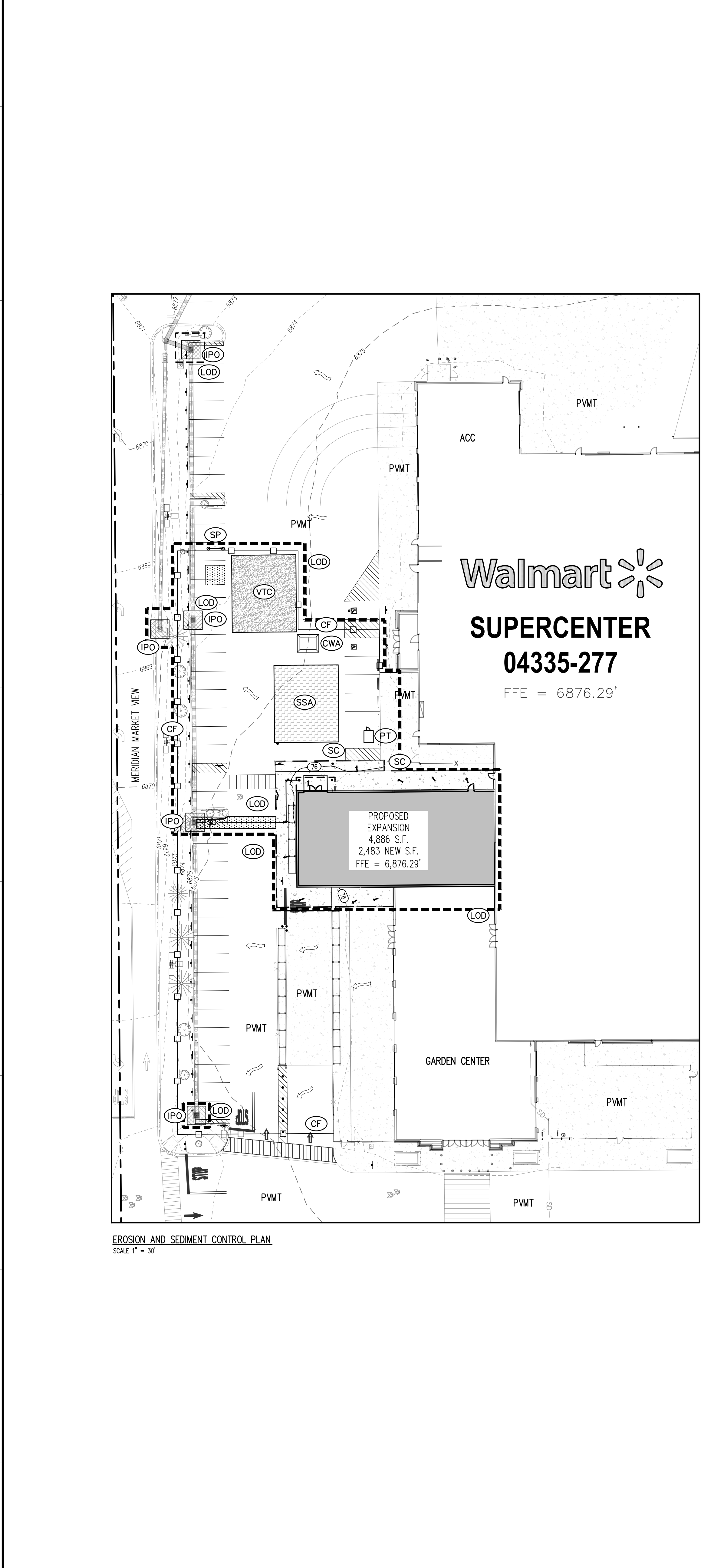
GRADING
PLAN

SHEET:
CS3.1

Galloway

172 N East Tremonty, Suite 274
Pueblo, CO 81002
888.953.1837
GallowayUS.com
Galloway & Company, LLC

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CONTRACTOR SHALL MARK THE LIMITS OF DISTURBANCE WITH PAINT, FLAGGING, CONSTRUCTION FENCE, OR OTHER ALLOWABLE MEASURES PRIOR TO INSTALLATION OF CONTROL MEASURES OR START OF CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR PERMANENTLY STABILIZING ALL ON- AND OFF-SITE AREAS DISTURBED DURING CONSTRUCTION, WHETHER THESE AREAS ARE SHOWN ON THE PLAN OR NOT, INCLUDING MAINTENANCE OF ALL CONTROL MEASURES UNTIL A NOTICE OF INACTIVATION HAS BEEN ACCEPTED BY THE STATE.

CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS

DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY INTO PORTABLE, IMPERMEABLE BASINS SUCH AS AN ECO-PAN. ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP OR OTHER USEFUL CONCRETE PRODUCTS. THE CURED RESIDUE FROM THE CONCRETE WASHOUT DIKED AREAS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS. THIS JOBSITE SUPERINTENDENT IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT AREAS SHALL BE SHOWN ON THE SITE MAPS. FOLLOW ALL APPLICABLE ENVIRONMENTAL REGULATIONS FOR CONCRETE WASH OUT AREAS.

VEHICLE TRACKING CONTROL (VTC) NOTICE

THE CONSTRUCTION EXIT AT THIS SITE MAY MAKE USE OF A PAVED DRIVE, DEPENDING ON CONTRACTOR'S WORK PHASING. SINCE THIS AREA WOULD CONSIST OF AN IMPERVIOUS SURFACE, A STONE EXIST WOULD NOT BE NEEDED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN VEHICLES PRIOR TO THEM EXITING THE SITE, ANY SEDIMENT OR DUST THAT HAS ACCUMULATED AT THE CONSTRUCTION EXIT, OR ON ANY OTHER EXISTING STABILIZED SURFACE WITHIN THE LIMITS OF DISTURBANCE, SHALL BE CLEANED IMMEDIATELY. CONSIDERATION SHALL BE GIVEN TO A WHEEL-WASH SYSTEM WHERE APPROPRIATE. ANY WATER USED FOR CLEANING VEHICLES SHALL BE COLLECTED PRIOR TO LEAVING THE LIMITS OF DISTURBANCE OR BEFORE ENTERING THE EXISTING STORM DRAINAGE SYSTEM.

STORMWATER MANAGEMENT PLAN NOTES

7. THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN ACCUMULATED ON THE PROJECT SITE DURING PREVIOUS CONSTRUCTION ACTIVITIES OF THE CITY OF COLORADO SPRINGS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE EXISTING AND PROPOSED CONSTRUCTION PROJECT. SUD REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT PROVIDE FOR APPROPRIATE EROSION CONTROL MEASURES. IT IS THE OBLIGATION OF THE PERMIT HOLDER UNTIL SUCH TIME AS THE PLAN IS REAPPROVED.
9. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, BENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. ANY MATERIALS THAT ARE BELIEVED TO BE HARMFUL TO THE STORM SEWER SYSTEM OR IMPACTS TO ADJACENT WATERSHEDS, NEIGHBORS, ETC., RESULTING FROM MUD WORK DONE AS PART OF THIS PROJECT SHALL BE IMMEDIATELY REPORTED TO THE CITY OF COLORADO SPRINGS.
10. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL WATER QUALITY CONTROL MEASURES AND AIDS AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
11. ROUGH-OUT STREETS SHALL BE MULCHED WITHIN 14 DAYS OF THE COMPLETION OF OVERLAP GRASSING UNLESS A LAYER OF AGGREGATE ROAD BED OR ASPHALT PAVING IS TO BE APPLIED TO ROAD ROUGH-OUT STREETS WITHIN 14 DAYS.
12. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS IMPORTED TO OR EXPORTED FROM THIS SITE. SITES SHALL BE PROPERLY COVERED TO PREVENT LOSS OF SOILS AND MATERIALS DURING TRANSPORTATION OF THESE PRODUCTS OFF-SITE.
13. SAILS MUST BE STOPPED UPON OR MOVED WHEN 30 DAYS SHALL BE ELAPSED FROM THE DATE OF COMPLETION OF THE PROJECT. SITES SHALL BE PROTECTED FROM POLLUTION RISK ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SHALL BE INSTALLED TO PREVENT POLLUTION RISK.
14. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A CONTROL MEASURE WHEN THE SEDIMENT OR DEBRIS IS THICK ENOUGH TO FILL THE FUNCTION OF THE MEASURE.
15. ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES SHALL BE MAINTAINED IN EFFECTIVE OPERATION THROUGHOUT, PROPER SELECTION AND INSTALLATION OF CONTROL MEASURES AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND RECORD KEEPING PROCEDURES SHALL BE REQUIRED. THE SELECTION AND IMPLEMENTATION OF PRACTICES SHOULD BE ADEQUATE TO MEET THIS CONDITION. CONTROL MEASURES THAT ARE IDENTIFIED AS NOT BEING EFFECTIVE SHALL BE REPLACED WITH AN ALTERNATIVE TO PREVENT POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE PROJECT SITE. CONTROL MEASURES SHALL BE MONITORED AND CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE REDDESIGNED.

EXPOSED SUBGRADE NOTE
EXPOSED SUBGRADE DUE TO PAVEMENT REMOVAL OR BUILDING FOUNDATION EXCAVATION, MUST BE KEPT BELOW TOP OF EXISTING PAVEMENT OR SEDIMENT CONTROL LOGS (WEIGHTED WADDLES) MUST BE USED TO CONTROL SEDIMENT FROM RUNNING ACROSS THE EXISTING PAVEMENT.

STABILIZED STAGING AREA (SSA) NOTICE

THE STAGING AND STORAGE AREA AT THIS SITE MAY MAKE USE OF A PAVED DRIVE, DEPENDING ON CONTRACTOR'S WORK PHASING. SINCE THIS AREA WOULD CONSIST OF AN IMPERVIOUS SURFACE, A STONE STAGING AREA WOULD NOT BE NEEDED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL CONTROL MEASURES AROUND THE STAGING AREA TO PREVENT POLLUTANTS FROM FLOWING TO OTHER SITE AREAS. AN SEDIMENT OR DUST THAT HAS ACCUMULATED ON ANY EXISTING STABILIZED SURFACE WITHIN THE LIMITS OF DISTURBANCE, SHALL BE CLEANED IMMEDIATELY. ANY WATER USED IN THE STABILIZED STAGING AREA SHALL BE COLLECTED PRIOR TO LEAVING THE LIMITS OF DISTURBANCE OR BEFORE ENTERING THE EXISTING STORM DRAINAGE SYSTEM.

INITIAL EROSION CONTROL NOTES

1. INSTALL INLET PROTECTION ON EXISTING INLETS WITHIN LOD.
2. INSTALL TEMPORARY ROCK SOCK DOWN GRADIENT FROM TEMPORARY STRIPING ACTIVITIES.
3. BLACK OUT STRIPING THAT CONFLICTS WITH TEMPORARY STRIPING, PAINT TEMPORARY STRIPING AND INSTALL CONSTRUCTION FENCE AND JERSEY BARRIERS.
4. INSTALL PERMETER SEDIMENT CONTROL MEASURES AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERMETER CONTROL MEASURES.
5. STABILIZE SOLE SLOPES, BOTTOM AND ALL SIDES OF EMBANKMENTS OR SLOPES OF SEDIMENT TRAPS IMMEDIATELY UPON COMPLETION OF EACH, AS SPECIFIED IN THE SWPPP AND SEDIMENT TRAP DETAIL.

INTERIM EROSION CONTROL NOTES

1. BEGIN DEMOLITION OF ASHPILE (PHASE DEMOLITION TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
2. BEGIN GRADING THE SITE. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
3. TEMPORARILY STABILIZE THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY. ANY DISTURBED AREAS INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 14 DAYS OR MORE.
4. INSTALL SANITARY SEWER, GREESE INTERCEPTOR, STORM SEWERS, CURBS AND CUTTERS.
5. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO GRADE.
6. PREPARE SUBGRADE AS NECESSARY.
7. PREPARE SITE FOR PAVING.
8. PAVE SITE.
9. MAINTAIN APPROPRIATE NITR PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES, PER BMP DETAILS.
10. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
11. REMOVE TEMPORARY STRIPING AND PANT PERMANENT STRIPING.
12. OBTAIN CONCORDANCE FROM CONSTRUCTION MANAGER (CM) AND THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED.

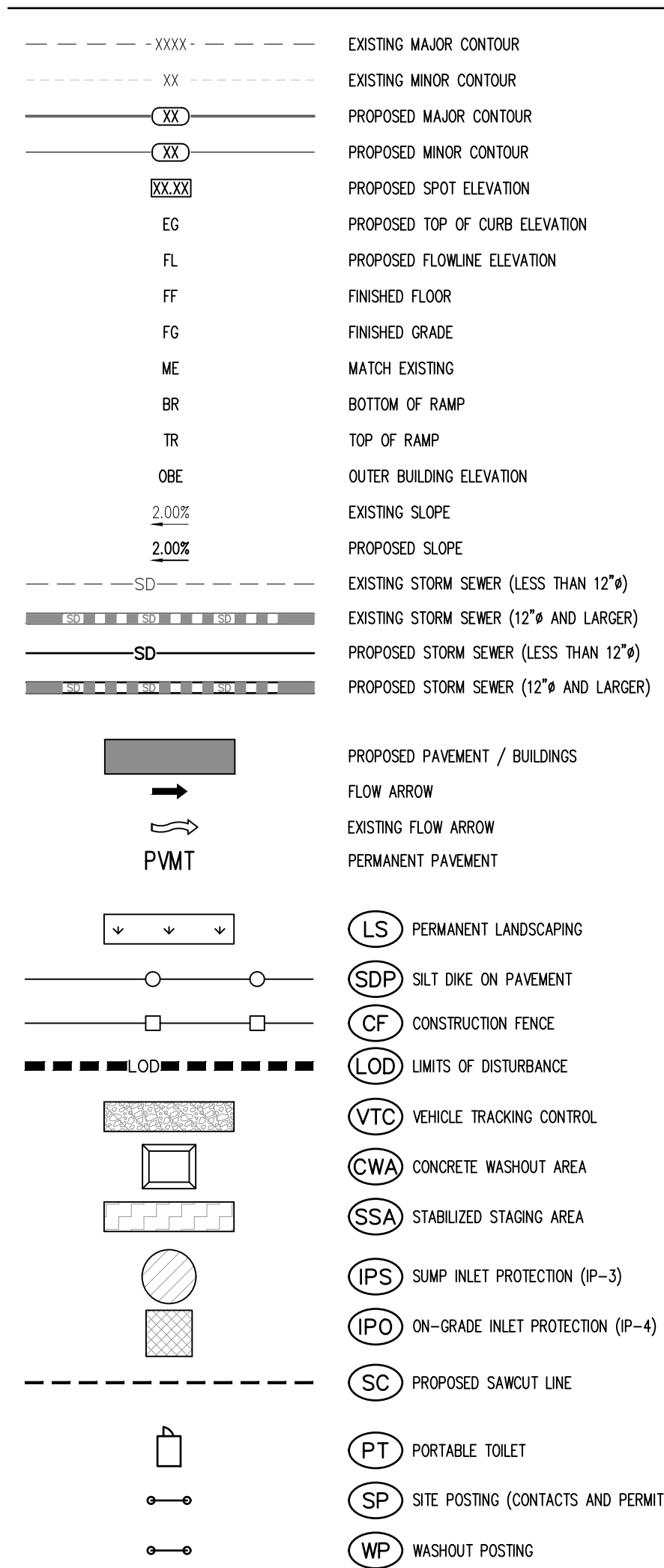
FINAL EROSION CONTROL NOTES

1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (CONTROL MEASURES)
2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY CONTROL MEASURES.
3. INSTALL PERMANENT SEED AND LANDSCAPING.

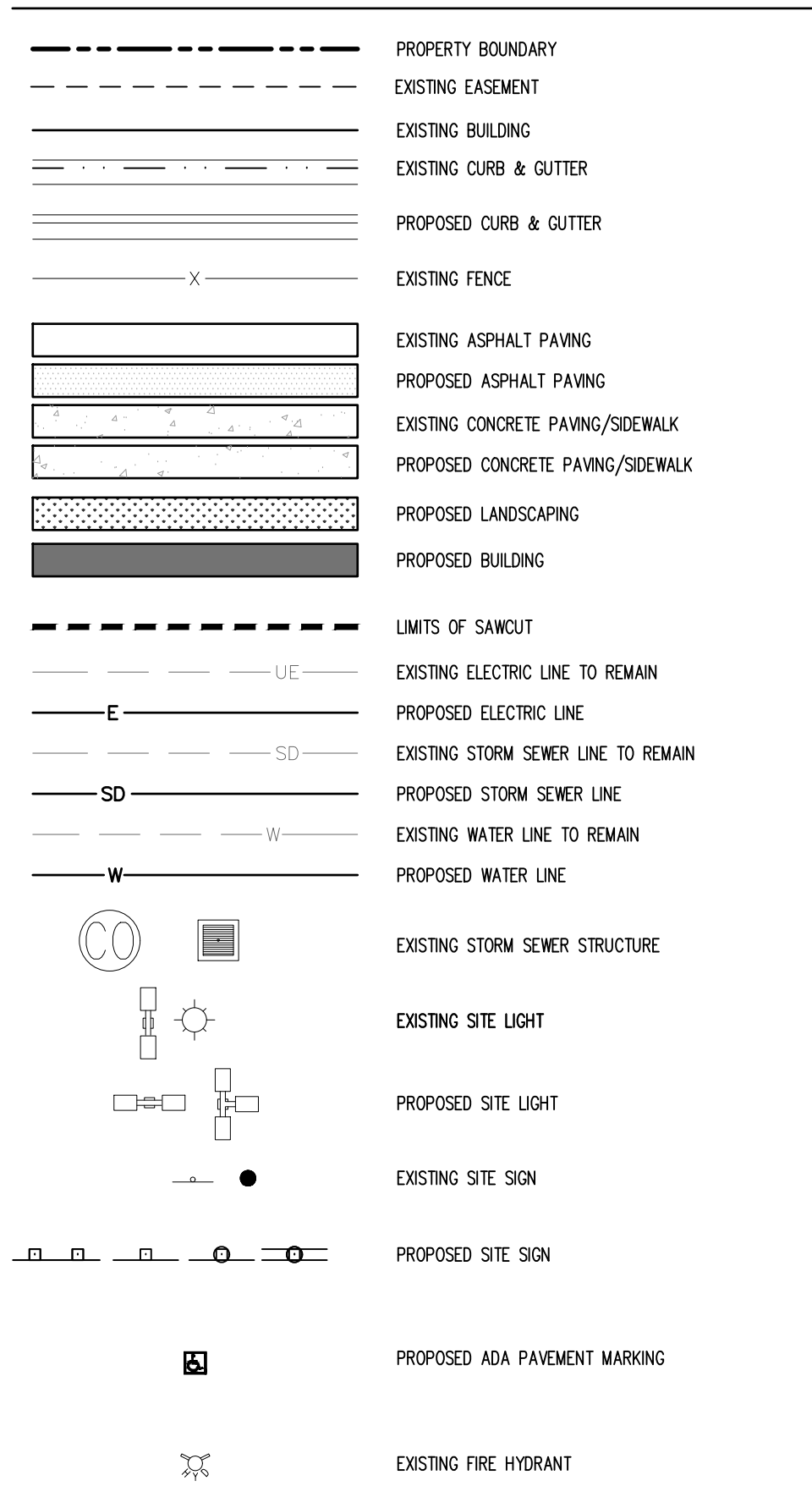
LIMITS	AREA (S.F.)	AREA (AC)
LIMITS OF DISTURBANCE	30,434	0.699

DISTURBED AREA IMPERVIOUS SURFACE DATA			
	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING	27,759 S.F. (91.2%)	2,675 S.F. (8.8%)	30,434 S.F. (100%)
PROPOSED	27,373 S.F. (89.9%)	3061 S.F. (10.1%)	30,434 S.F. (100%)

GRADING LEGEND



LEGEND



NOTES

1. ELEVATIONS ON THIS PLAN MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED. ADD 6800 TO THESE ELEVATIONS.
2. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. ALL PEDESTRIAN SIDEWALKS SHALL NOT EXCEED 22 CROSS SLOPE OR 5% LONGITUDINAL.
4. STORM SEWER LOCATED WITHIN 454' FEET OF PROPOSED CANOPY: CANOPY ROOF DRAINS TO BE TIED INTO EXISTING UNDERGROUND STORM INFRASTRUCTURE.
5. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DECREASE WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PARTY TO IMPLEMENTING THE PLAN. THE RESULTING COSTS TO THE UTILITY OR PROJECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION. ONLY IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

