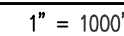


SITE DEVELOPMENT PLAN

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

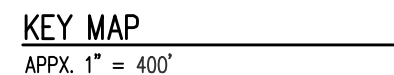
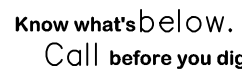


SHEET INDEX	
NO.	TITLE
CS0.0	COVER SHEET
1 OF 7	ALTA/NPS/PS LAND TITLE SURVEY
2 OF 7	ALTA/NPS/PS LAND TITLE SURVEY
3 OF 7	ALTA/NPS/PS LAND TITLE SURVEY
4 OF 7	ALTA/NPS/PS LAND TITLE SURVEY
5 OF 7	ALTA/NPS/PS LAND TITLE SURVEY
6 OF 7	ALTA/NPS/PS LAND TITLE SURVEY
7 OF 7	ALTA/NPS/PS LAND TITLE SURVEY
CS1.0	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

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.



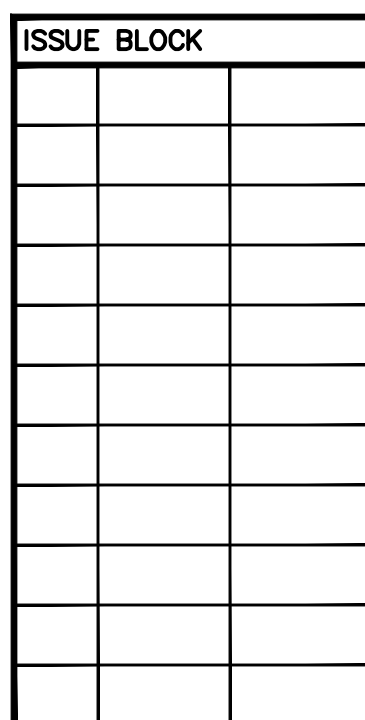
THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFICATIONS."

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. NORTH BEARING DATE 1983, BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 65 WEST, OF THE 6TH PM, AS MONUMENTED ON THE WEST END OF THE LINE BY A 2-1/2" ALUMINUM CAP, LEEGERS, 170" BELOW ASPHALT BEING THE NORTH QUARTER CORNER OF SECTION 12, AND ON THE EAST END OF THE LINE BY A 2-1/2" ALUMINUM CAP, LEEGERS, 170" ABOVE ASPHALT BEING THE NORTH QUARTER CORNER OF SECTION 12, AS DETERMINED BY THE REFERENCE TIES PER MONUMENT RECORD DATED JAN. 30, 2021, BEING A REFERENCE MONUMENT, STAMPEL, TRIED, BARRELL & CO IN RM 35 R 6W 34N 64W 51.56 32.57 70.08 20.95 PM 29413, A DISTANCE OF 70.08 FEET; AND A REFERENCE MONUMENT, STAMPEL, TRIED, BARRELL & CO IN RM 35 R 6W 34N 64W 51.56 32.57 70.08 20.95 PM 29413, A DISTANCE OF 70.08 FEET; AND A REFERENCE MONUMENT, STAMPEL, TRIED, BARRELL & CO IN RM 35 R 6W 34N 64W 51.56 32.57 70.08 20.95 PM 29413, A DISTANCE OF 70.08 FEET; AND IS CONSIDERED TO BE BEARING 65°49'00" BY THE BASIS OF BEARING HEREIN RELATIVE TOWARD.

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

NAVD 88



CHECKED BY:	D
DRAWN BY:	I
PROTO CYCLE:	02/27/20
DOCUMENT DATE:	05/12/20

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:

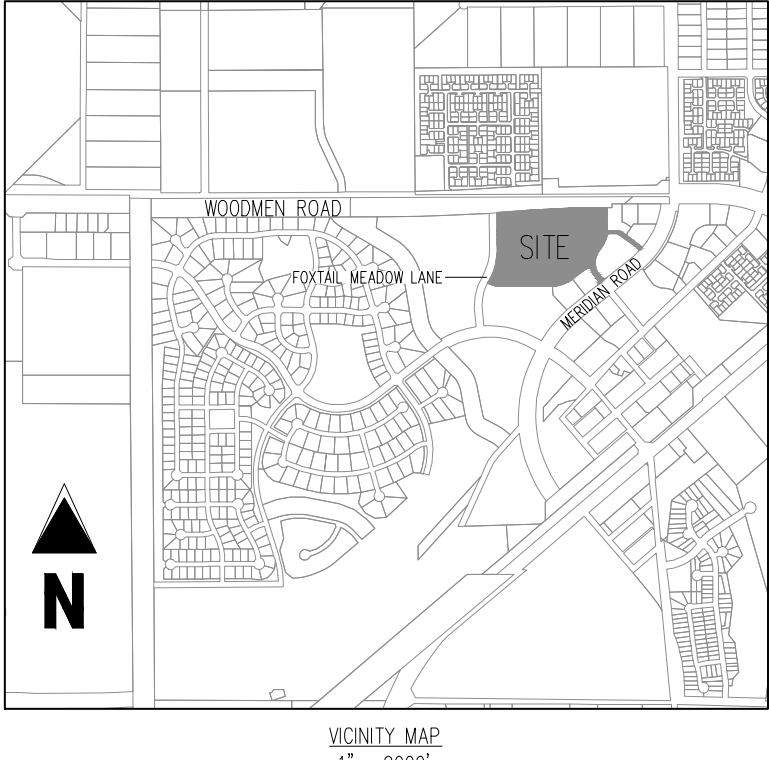
(a) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
 - HISTORIC UTILITY PLANS WERE INCORPORATED, AS NOTED AND SHOWN HEREON.

(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.

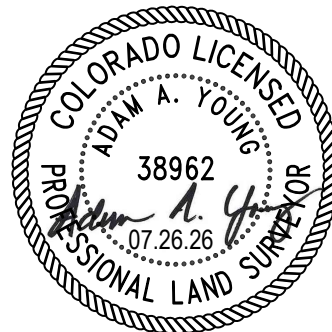
SURVEYOR'S CERTIFICATION

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

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

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.)



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

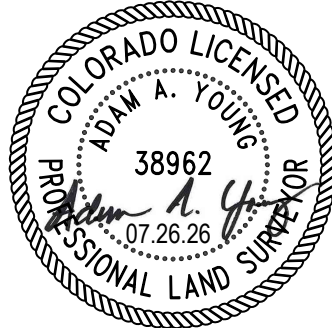
COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY. AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



ALTANSPS 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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Project No:	WMT004335.10
Drawn By:	LMK
Checked By:	AAY
Date:	7/25/2026



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



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY. AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



ALTANSPS 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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Project No:	WMT004335.10
Drawn By:	LMK
Checked By:	AAY
Date:	7/25/2026



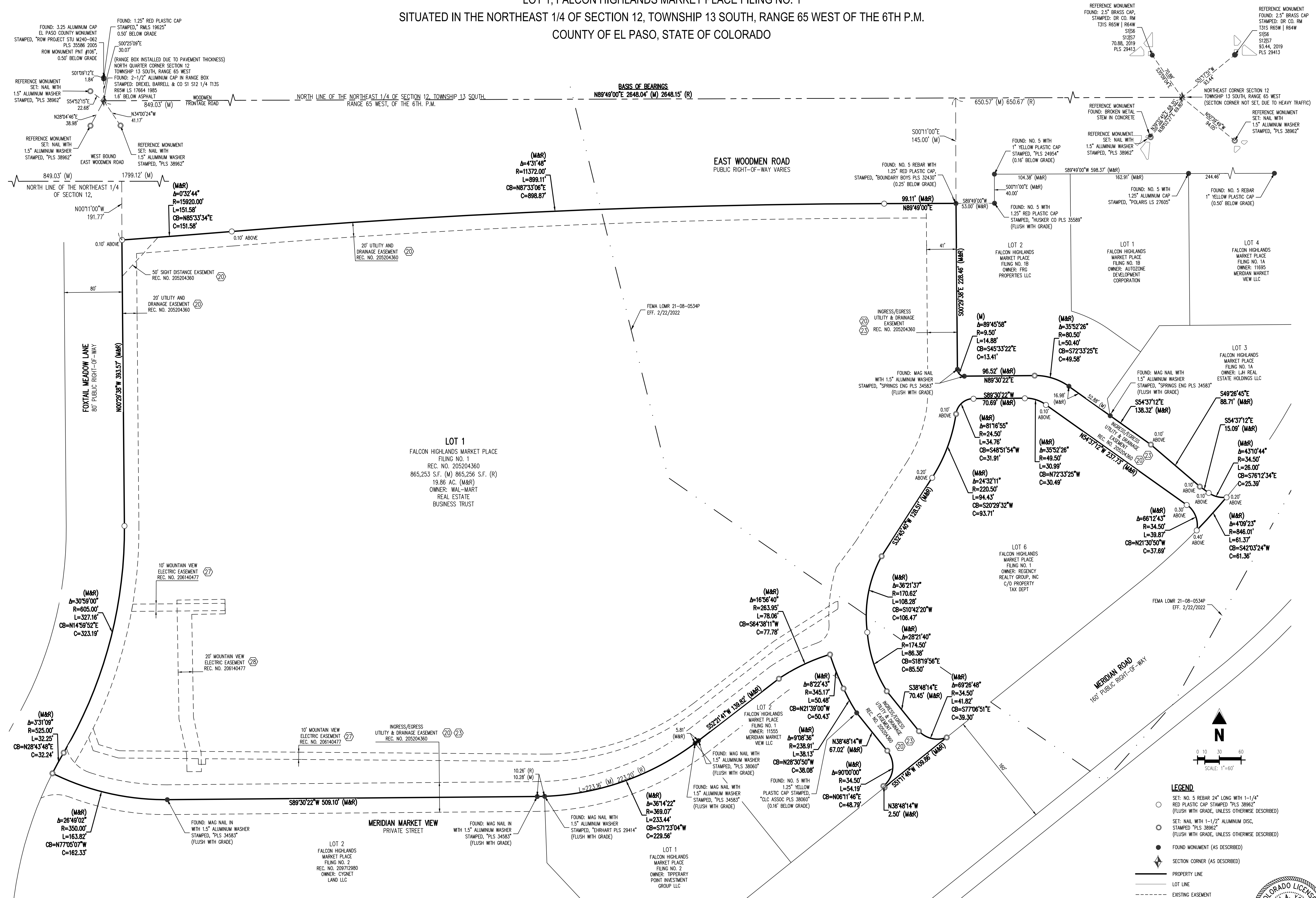
Preliminary Site Analysis/Property Conditions Report

Project: Walmart 4335		
Location: Falcon (Peyton), CO		Date: 03/18/2026
SITE INFORMATION		
Site Address:	Primary Information: 11550 Meridian Market View, Falcon, CO 80831	Additional Notes:
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		
Current Zone:	Primary Information: (CR) Commercial Regional	Additional Notes:
Proposed Zone:	N/A	Per Zoning Map
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		
Front:	Primary Information: 50 ft	Additional Notes: 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		
Minimum Landscaping Requirement:	Primary Information: A minimum of 5% of the lot or parcel shall be landscaped.	Additional Notes: 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		
Code Requirement:	Commercial Centers : Minimum 3.3/1,000 sq. ft. Retail: Minimum 4.0/1,000 sq. ft.	Additional Notes: 6.1 General
SIGNAGE REQUIREMENTS		
Wall Signage:	Area: 1½ square feet of attached signage is allowed per linear foot of building wall, or 300 square feet, whichever is less.	Additional Notes: 6.1 General
Freestanding Signage, Pole or Pylon:	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: 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		
Department	Planning & Community Development	Additional Notes:
Contact:	Lisa Elgin	
Phone:	(719) 520-6449	
Email:	Lisa.elgin@elpasoco.com	
Address:	2880 International Circle, Colorado Springs, CO 80910	

C:\Users\jag\OneDrive\Documents\Projects\WMT004335.10\WMT004335.10.dwg, 7/25/2026, 11:58:00 AM, Kylan A. Young, 38962, 07.26.26

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



Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



ALTANSPS 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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

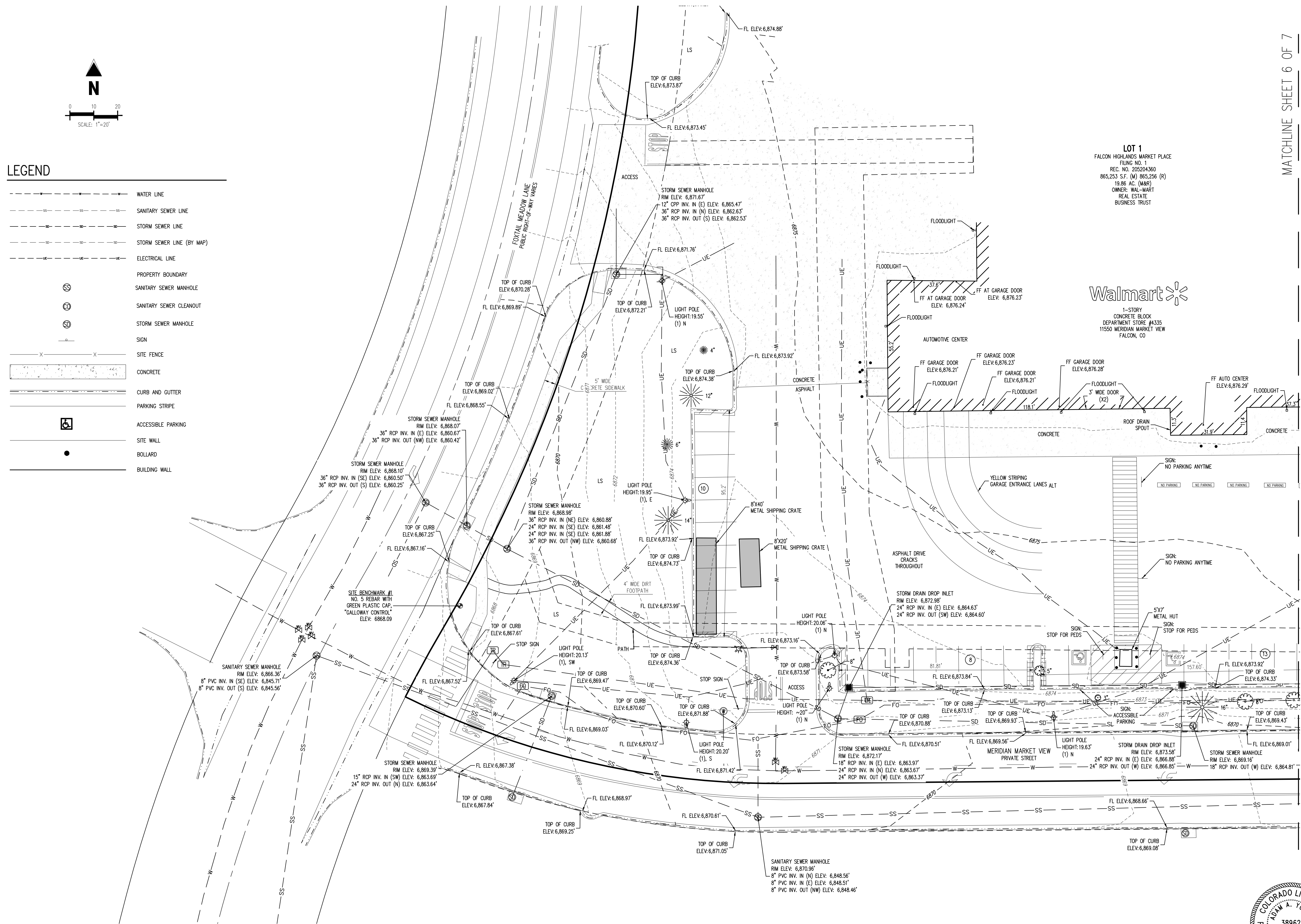
Project No: WMT004335.10
Drawn By: LMK
Checked By: AAY
Date: 7/28/2026

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

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

[illegible]

5 of 7



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



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

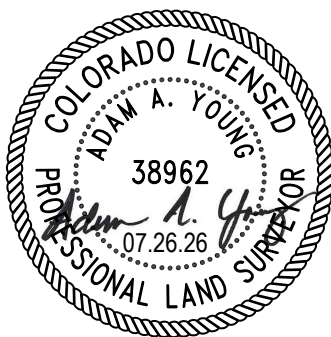
COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY. AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



ALTANSPS 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

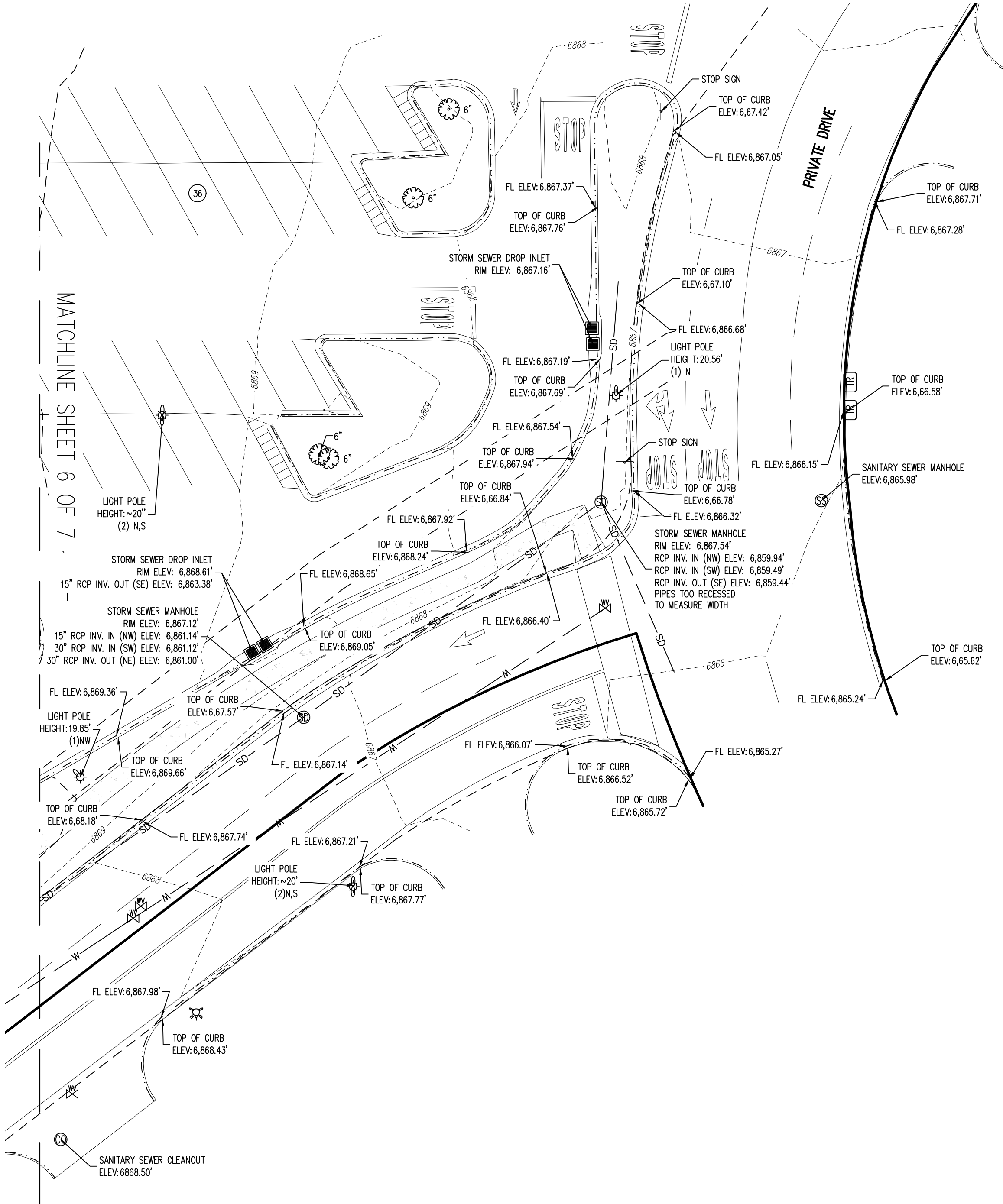
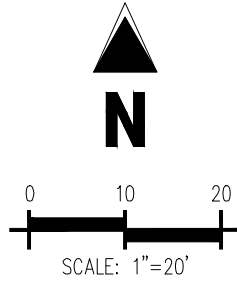
#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

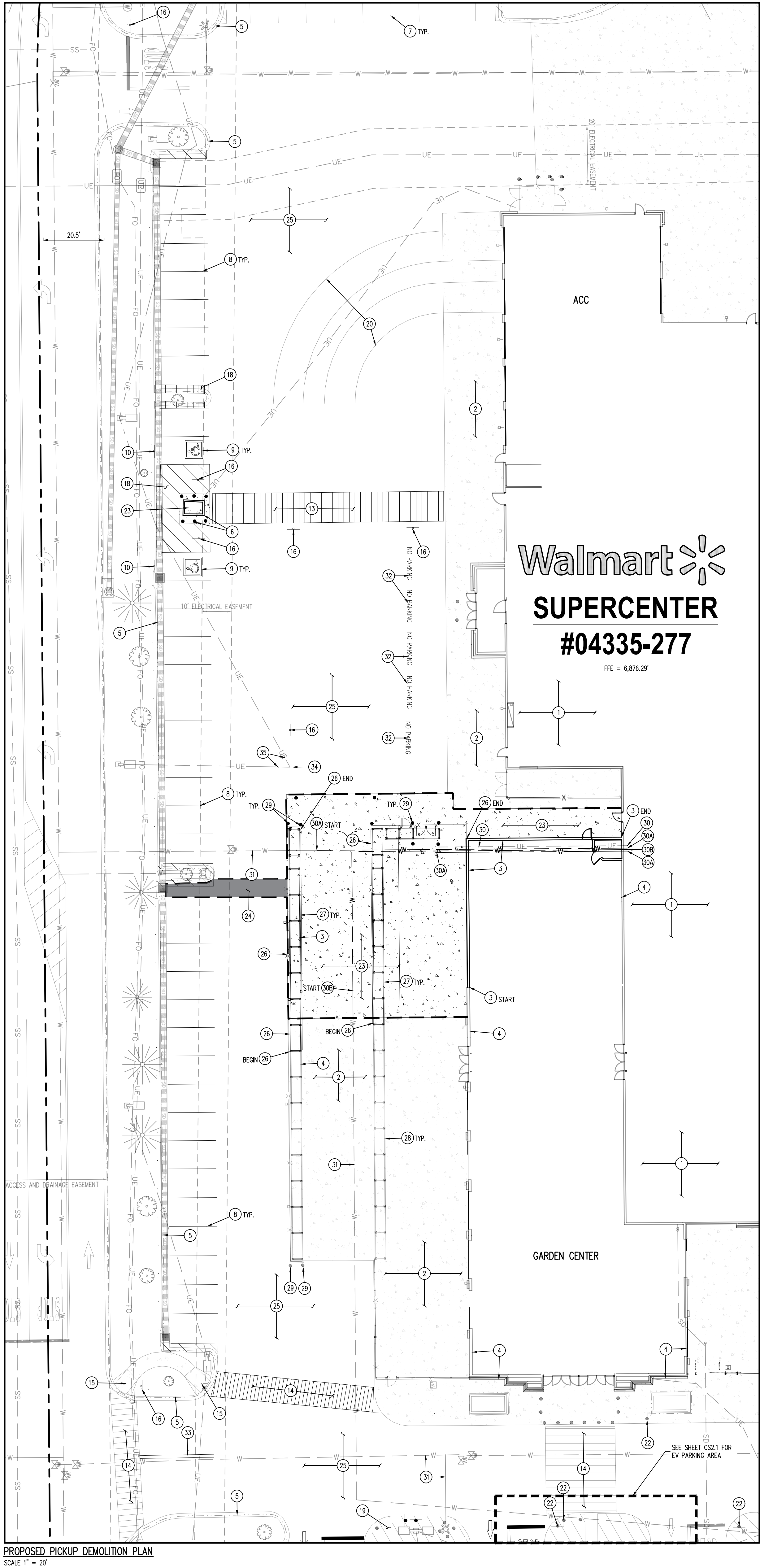
Project No:	WMT004335.10
Drawn By:	LMK
Checked By:	AAY
Date:	7/26/2026



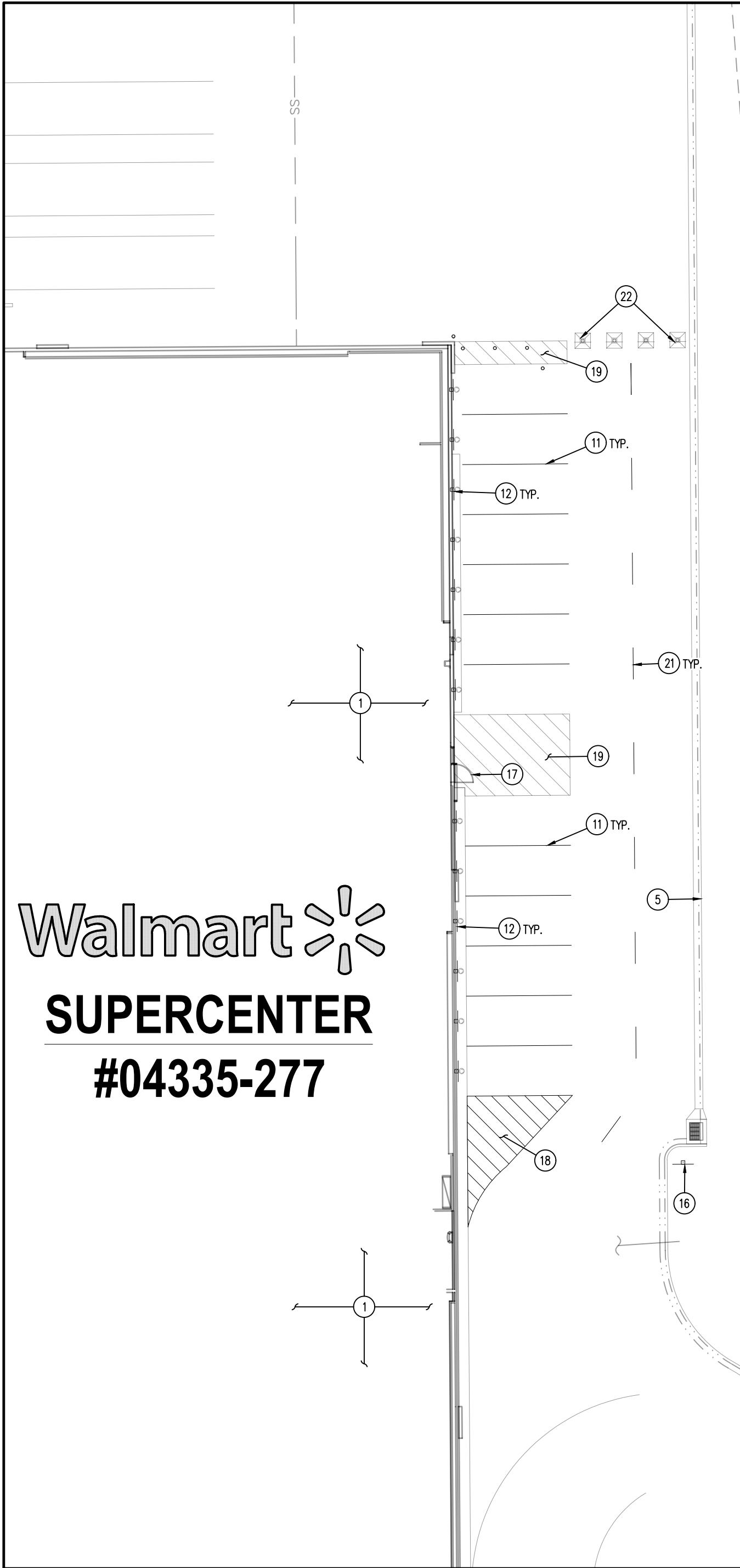
LEGEND

- 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





PROPOSED PICKUP DEMOLITION PLAN
SCALE 1" = 20'



EXISTING PICKUP DEMOLITION PLAN
SCALE 1" = 20'

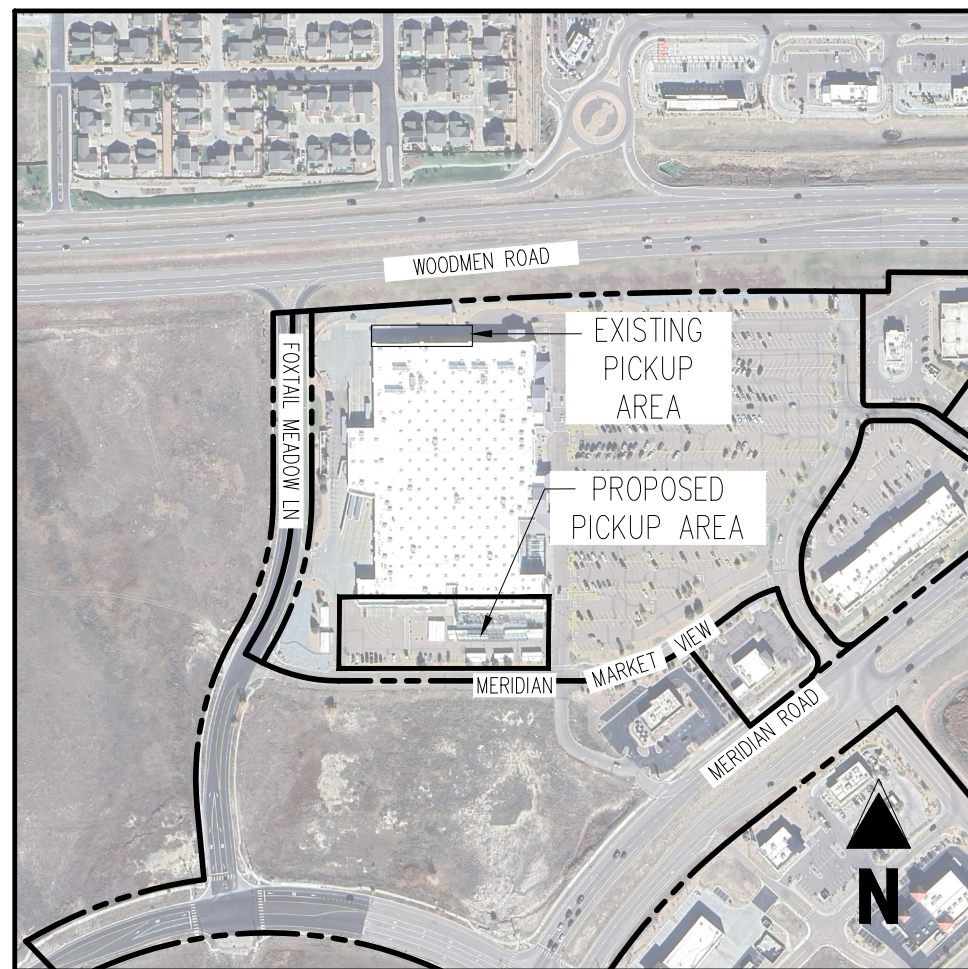
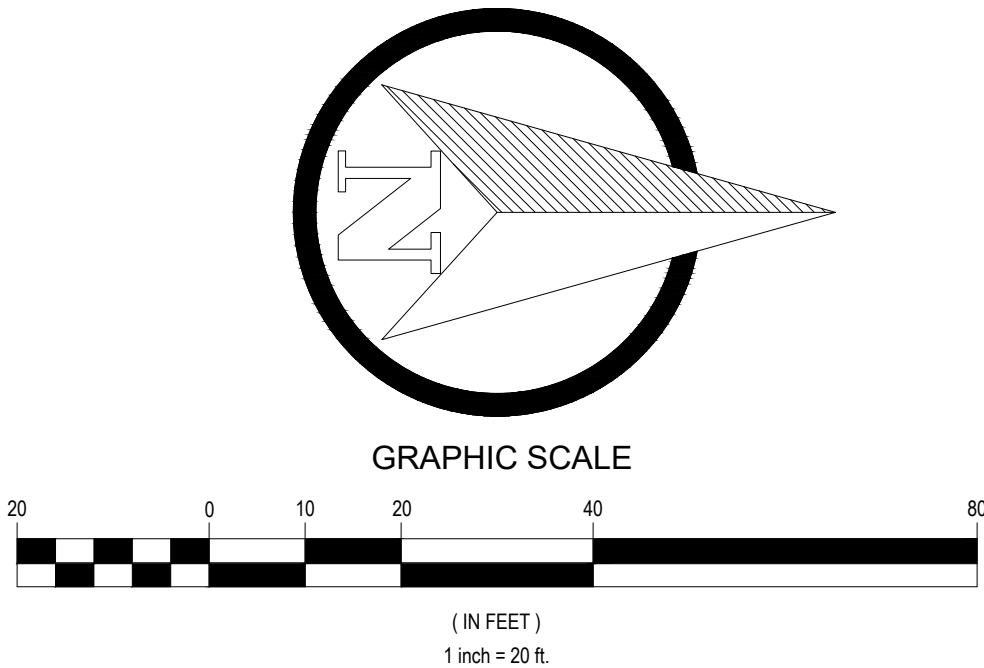
SITE ANALYSIS TABLE (EXISTING STORE)	
EXISTING	
TOTAL BUILDING AREA	185,830 S.F.
REQUIRED PARKING (PER EL PASO COUNTY)	744 SPACES
REQUIRED PARKING RATIO (PER EL PASO COUNTY)	4.0/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	850 SPACES
ACCESSIBLE PARKING	22 SPACES
PICKUP PARKING	0 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	20 SPACES
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	885 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.8/1,000 S.F.

DEMOLITION SCHEDULE

- EXISTING WALMART BUILDING TO REMAIN.
- EXISTING CONCRETE PAVEMENT TO REMAIN.
- EXISTING GARDEN CENTER WALLS/FENCING TO BE REMOVED (REF. ARCH. DEMO PLANS).
- EXISTING GARDEN CENTER WALLS/FENCING TO REMAIN (REF. ARCH. DEMO PLANS).
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING METAL HUT AND SURROUNDING BOLLARDS TO BE REMOVED.
- EXISTING PARKING STALL STRIPING TO REMAIN.
- EXISTING PARKING STALL STRIPING TO BE REMOVED.
- EXISTING ADA STALL TO BE REMOVED.
- EXISTING ADA SIGNAGE AND POST TO BE REMOVED AND SALVAGED. CONTRACTOR TO PROPERLY STORE DURING CONSTRUCTION.
- EXISTING PICKUP STALL STRIPING TO BE REMOVED.
- EXISTING WALL MOUNTED PICKUP SIGNAGE TO BE REMOVED.
- EXISTING CROSSWALK PAVEMENT MARKING TO BE REMOVED.
- EXISTING CROSSWALK PAVEMENT MARKING TO REMAIN (REFRESH PAVEMENT MARKINGS AS NECESSARY).
- EXISTING CONCRETE RAMP TO REMAIN.
- EXISTING SIGNAGE AND SIGN POST TO BE REMOVED (REF. SITE PLAN).
- EXISTING PICKUP DOOR TO BE RE-PURPOSED (REF. ARCH. PLANS).
- EXISTING ANGLED PAVEMENT STRIPING TO BE REMOVED.
- EXISTING ANGLED PAVEMENT STRIPING TO REMAIN.
- EXISTING ACC LANE STRIPING TO REMAIN.
- EXISTING CENTER LINE STRIPING TO BE REMOVED.
- EXISTING SIGNAGE TO REMAIN (REF. SITE PLAN).
- EXISTING CONCRETE PAVING TO BE REMOVED.
- EXISTING ASPHALT PAVING TO BE REMOVED.
- EXISTING ASPHALT PAVING TO REMAIN.
- EXISTING FENCE LINE TO BE REMOVED.
- EXISTING SHELVING UNITS TO BE REMOVED AND STORED (REF. ARCH. PLANS).
- EXISTING SHELVING UNITS TO REMAIN.
- EXISTING BOLLARD TO BE REMOVED.
- EXISTING (3) 1 1/4" CONDUIT TO BE ROUTED THROUGH EXPANSION. REFERENCE MEP PLANS.
- EXISTING 2" IRR LINE TO BE ROUTED THROUGH NEW EXPANSION. REFERENCE MEP PLANS FOR CONTINUATION.
- EXISTING 1" WATER LINE TO BE ROUTED THROUGH NEW EXPANSION. REFERENCE MEP PLANS FOR CONTINUATION.
- EXISTING 2" IRRIGATION SOURCE LINE TO REMAIN.
- EXISTING "NO PARKING" PAVEMENT STRIPING TO BE REMOVED.
- EXISTING DOUBLE YELLOW SOLID STRIPING TO BE REMOVED.
- EXISTING LIGHT POLE TO BE REMOVED.
- EXISTING UNDERGROUND ELECTRIC TO REMAIN. REFERENCE MEP PLANS.

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PROPOSED PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL CONSTRUCTION CONTROL DEVICES ARE TO BE INSTALLED.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY THEMSELVES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR MARKING ON-SITE LOCATIONS OF EXISTING UTILITIES.
- ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CITY AND OWNER. SHOULD REMOVAL, AND/OR RELOCATION ACTIVITIES DAMAGE EXISTING FACILITIES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SHIELD OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSTRUCTION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BRACING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- ANY RECYCLED MATERIAL TO BE STOCKPILED ON THE SITE SHALL BE STORED IN AS SMALL AN AREA AS PRACTICAL AND THE LOCATION OF ANY STOCKPILE SHALL BE WELL CLEAR OF THE BUILDING PAD AREA AND THE LOCATION MUST BE PRE-APPROVED BY THE ENGINEER AND OWNER PRIOR TO STOCKPILING.
- QUANTITIES SHOWN HERE ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE ONLY AND NOT FOR BID PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES NECESSARY TO DEMO FACILITIES SHOWN.
- ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR. REFERENCE ARCHITECTURAL PLANS FOR LIMITS OF BUILDING DEMOLITION.



KEY MAP
APPROX. 1" = 400'

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 |
| --- | EXISTING CONCRETE PAVING/SIDEWALK TO BE REMOVED |
| --- | LIMITS OF SAWCUT |
| --- | 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" AND 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 |

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



DEMOLITION PLAN

SHEET:
CS1.0

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	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	4.8/1,000 S.F.	4.6/1,000 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

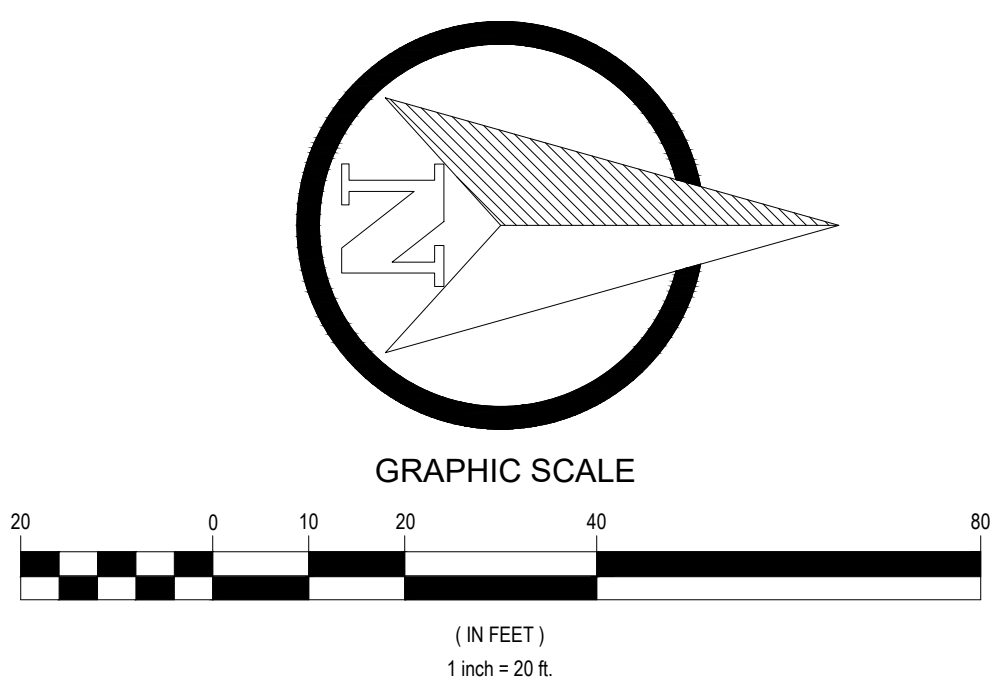
- PROPOSED PICKUP STALL PAVEMENT STRIPING. STALL NUMBERING FOR REFERENCE ONLY (REF. SITE DETAILS).
- PROPOSED 4" SOLID YELLOW PAINTED STRIPING AT 45° @ 2'-0" O.C.
- PROPOSED OPEN ARROW PAVEMENT MARKING (REF. SITE DETAILS).
- PROPOSED STOP BAR AND "STOP" TEXT PAVEMENT MARKING (REF. SITE DETAILS).
- PROPOSED PICKUP DOOR (REF. ARCH PLANS).
- PROPOSED CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (11'-0" WIDE WHITE STRIPES PERPENDICULAR ON BOTH ENDS CROSSWALK OVERLAP (REF. SITE DETAILS).
- PROPOSED R1-3B "STOP HERE FOR PEDESTRIANS" SIGNAGE (REF. SITE DETAILS).
- PROPOSED PICKUP SIGNAGE (REF. SITE DETAILS).
- PROPOSED SIGN MOUNTING AND BASE WITH BREAKAWAY POST.
- PROPOSED SIGN LIGHTING AND BASE WITH BOLLARD.
- PROPOSED ADA PARKING SIGNAGE (REF. SITE DETAILS).
- PROPOSED ADA STRIPING AND PAVEMENT MARKINGS (REF. SITE DETAILS).
- PROPOSED CLOSED ARROW PAVEMENT MARKINGS (REF. SITE DETAILS).
- PROPOSED 30"x30" STOP SIGN (REF. SITE DETAILS).
- PROPOSED 30"x36" STOP SIGN WITH DOUBLE BREAKAWAY POSTS (REF. SITE DETAILS).
- PROPOSED LIMITS OF SEAL COAT. CONTRACTOR SHALL APPLY SEAL COAT OVER WHEIR 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.
- PROPOSED 4" STALL STRIPING (REF. SITE PLANS).
- PROPOSED ASSOCIATE CANOPY AND COLUMNS (REF. ARCH. PLANS).
- PROPOSED STANDARD.
- PROPOSED 5" SAWDUST-DUTY PORTLAND CEMENT CONCRETE (PCC) PAVEMENT OVER 4" OF AGGREGATE BASE COURSE (ABC). SUBGRADE PREPARATION, BASE MATERIAL, AND COMPACTION SHALL CONFORM TO SITE DETAILS AND THE PROJECT GEOTECHNICAL REPORT.
- PROPOSED 4" HEAVY-DUTY PORTLAND CEMENT CONCRETE (PCC) PAVEMENT OVER 4" OF AGGREGATE BASE COURSE (ABC). SUBGRADE PREPARATION, BASE MATERIAL, AND COMPACTION SHALL CONFORM TO SITE DETAILS AND THE PROJECT GEOTECHNICAL REPORT.
- PROPOSED SITE BOLLARD (REF. SITE DETAILS).
- PROPOSED EGRESS DOOR. (REFERENCE ARCHITECTURAL PLANS)
- PROPOSED LANDSCAPING (REF. L10 FOR DETAILS)
- PROPOSED 5.5" STANDARD-DUTY HOT ASPHALT MIX (HMA) PAVEMENT OVER 4" OF AGGREGATE BASE COURSE (ABC). SUBGRADE PREPARATION SHALL CONFORM TO SITE DETAILS AND THE PROJECT GEOTECHNICAL REPORT.
- NEW HEADS ON EXISTING UTIL POLE (REF. ELECTRICAL SITE PLAN AND SITE DETAILS ON SHEET CS2.4).
- PROPOSED ELECTRICAL PULL 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 SLOTT
	EXISTING SITE LIGHT
	PROPOSED SITE LIGHT
	EXISTING SITE SIGN
	PROPOSED SITE SIGN
	EXISTING ADA PAVEMENT MARKING
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	STALL COUNT

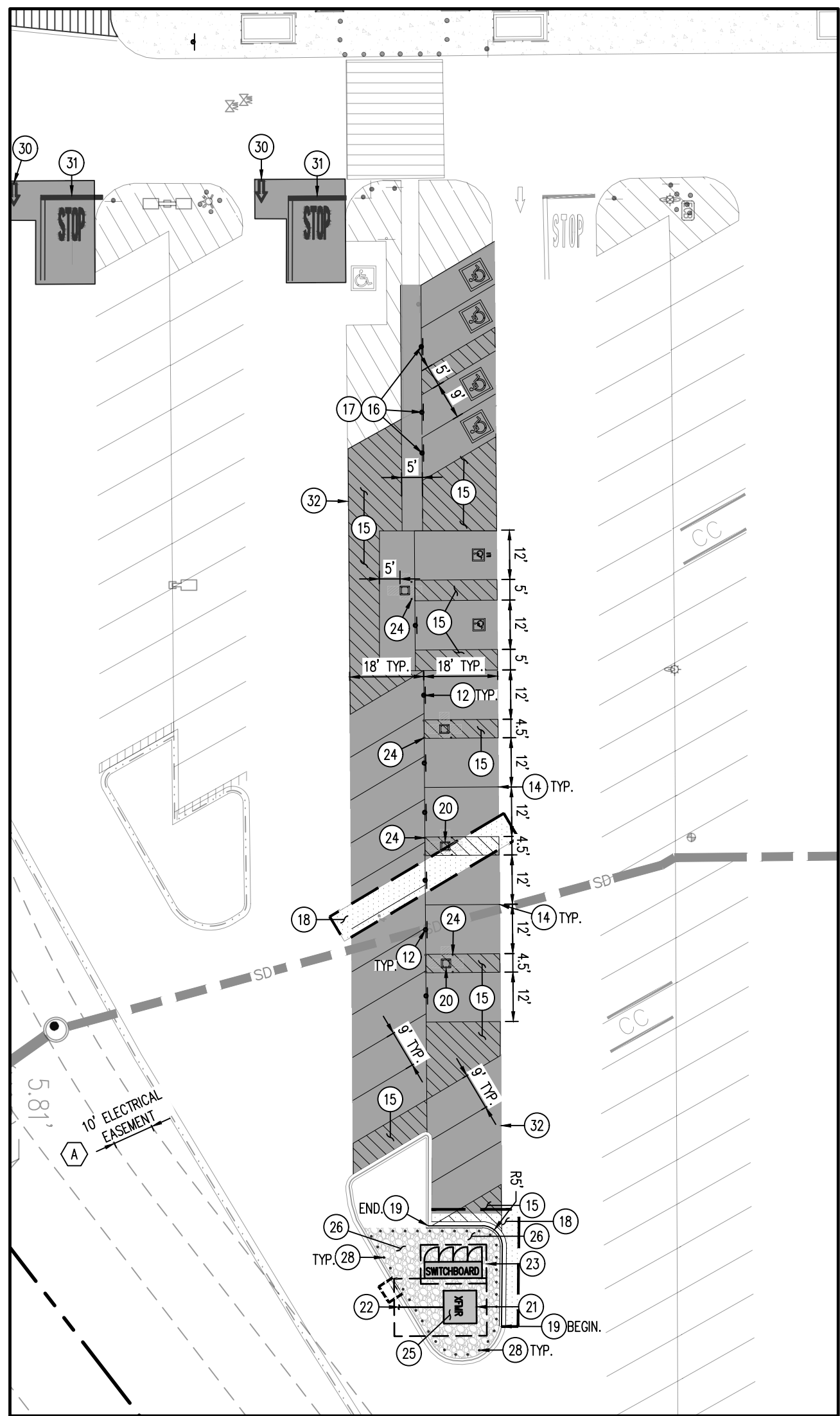
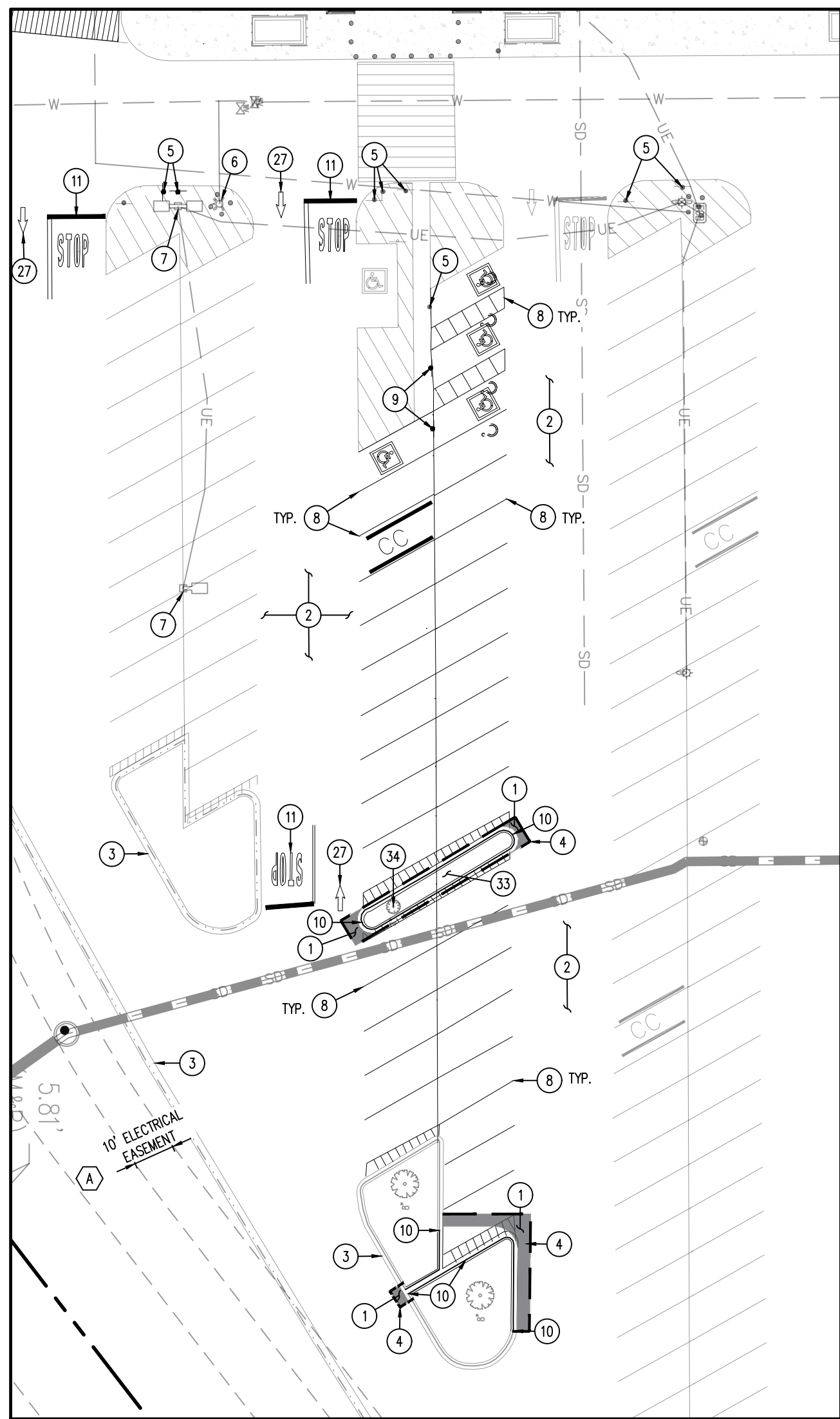
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY ORDINANCES AND CODES AND OSHA'S STANDARDS.
- CONTRACTOR SHALL DESIGN THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, ECT PORCHES, TRUCK BOXES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING ENTRY ENTRANCE LOCATIONS.
- ALL DIMENSIONS ARE THE FACT OF THE CONTRACTOR. OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED TO THE LOCATION OF THE NEW CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SLOPS, TRAFFIC SIGNALS & POLES, AND ALL OTHERS). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE BORNE BY THE CONTRACTOR.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS" OF THE LIGHT POLE BASES SHALL BE REPAINTED AND BOLT OR COVERS REPLACED WHERE MISSING OR DAMAGED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ARCHITECTURAL SPECIFICATION SECTION 09500 FOR ADDITIONAL INFORMATION.
- REFRESH EXISTING PAINT LIFT STRIPING AND MARKINGS. MATCH EXISTING EXTERIOR TO BE REPAINTED. EXISTING PAINT LIFT STRIPING AND MARKINGS TO BE REPAINTED WHERE NOTED ON PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY CANYON ROAD STRIPS TO BE REPAINTED. SPECIFICATIONS PROVIDED WITH THIS PLAN SET.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CANYON CANYON ROAD STRIPS TO BE REPAINTED INTO EXISTING UNDERGROUND STORM INFRASTRUCTURE.
- PER GEOTECHNICAL REPORT, CONTRACTOR TO VERIFY FOUNDATION DEPTH BEFORE ANY CONSTRUCTION.
- SHOULD ANY ARCHAEOLOGICAL OR CULTURALLY SENSITIVE MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OPERATIONS, CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY WALDMAN AND CCC.
- STALL NUMBERING AS SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. STALL NUMBERING SHALL BE IDENTICAL TO THE EXISTING STALL NUMBERING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PURPOSE OF SIGNAGE INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING WITHIN THE EQUIP AREA SHALL BE REMOVED. REMOVE ANY DIRECTIONAL ARROWS OR STOP BASES/PAVEMENT MARKINGS THAT ARE NOT CORRECTLY LOCATED OR MISKONTINUED WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXISTENT DRIVE AND DRIVE PAVED AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PURPOSE OF COVER ALL OVERLAPD STRIPING. (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING ON CONCERED). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SSM AND STOP PLANS IF APPLICABLE.
- GENERAL CONTRACTOR TO PREPARE AND REPAINT PAVING LOT LIGHT POLE BASES AND REMOVE EXISTING PAINT LIFT STRIPING AND MARKINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PURPOSE OF BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR LESS, THE BASE SHALL BE PAINTED/PREFRASHED. IF THE LIGHT POLE BASE IS OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY MORE THAN 3 FEET, CONTRACTOR SHALL BE RESPONSIBLE FOR THE PURPOSE OF EXISTING CONCRETES. EXPOSED CONCRETE LIGHT POLE BASES SHALL BE PAINTED TRAFFIC WHITE.
- GENERAL CONTRACTOR TO DEPOSITE COMPLETE LIGHT POLE STRIPING. STOP, REFRESH ALL EXISTING STRIPING AND MARKINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PURPOSE OF STOP SIGN SHALL COORDINATE WITH WALDMAN DESIGN MANAGER AND IT IS THE DISCRETION OF WALDMAN DESIGN MANAGER IF EXISTING STRIPING IS ACCEPTABLE. CE TO DELETE THIS NOTE IF EXISTING STRIPING IS DEEMED ACCEPTABLE.

NOTE TO GC

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.



SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION	ARR. WATTS	ARR. LUM. LUMENS	BUG RATING
	2	SF5_27_EXIST	SINGLE	0.855	1-EALP015F5SM750ND1BLCKF 24FT POLE ON 3FT BASE	140	15000	B4-U0-G2
	5	SC2_27_EXIST	SINGLE	0.855	1-EALP015C2AN750ND1BLCKF 24FT POLE ON 3FT BASE	73	7800	B2-U0-G2
PROJECT: NEW MATERIAL								
SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION	ARR. WATTS	ARR. LUM. LUMENS	BUG RATING
	3	D2H4_27	ROTATED OPTICS	0.864	1-EAL504H44750ND1BLCKFS1 & 1-EAL504H44750ND1BLCKFS2 24FT POLE ON 3FT BASE	246	41202	B3-U0-G3



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

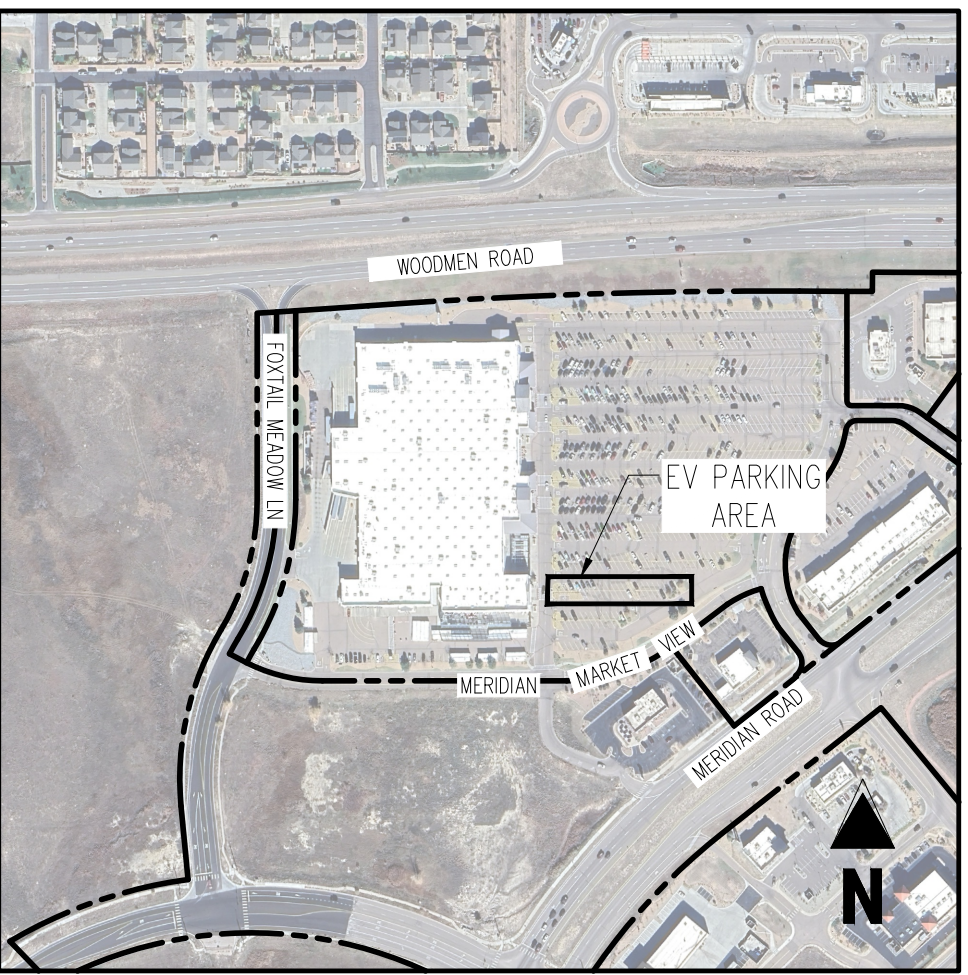
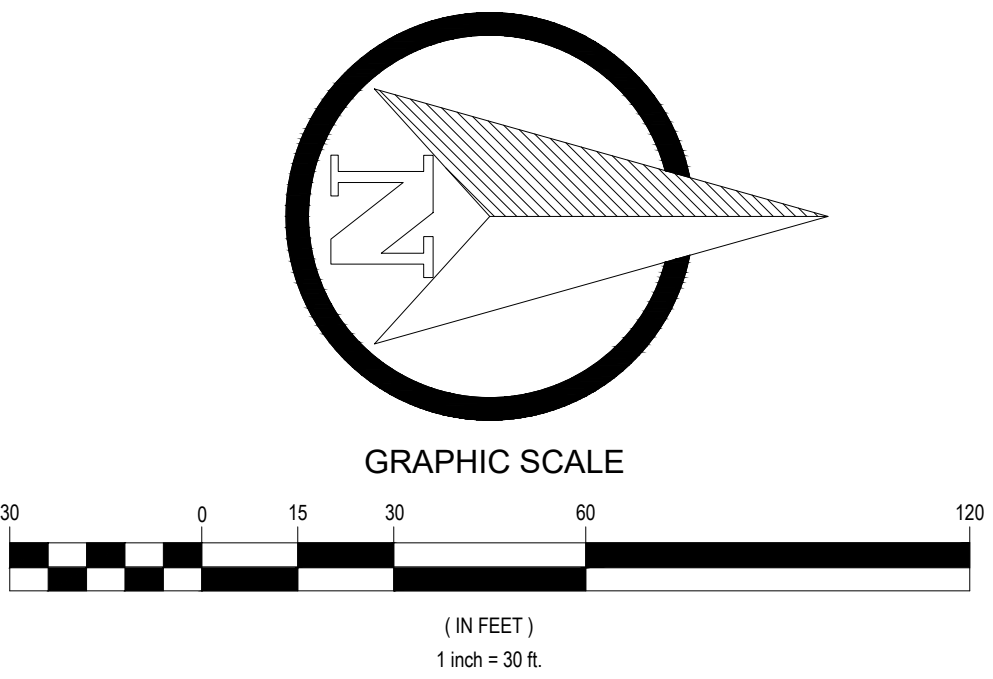
- 10' MOUNTAIN VIEW ELECTRICAL EASEMENT REC. NO. 206140477

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 STRIP 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 SEC. PLANS).
- 12 PROPOSED EV PARKING SIGNAGE ON BOLLARD (REF. SITE DETAILS).
- 13 PROPOSED ADA EV PARKING SIGNAGE ON BOLLARD (REF. SITE DETAILS).
- 14 PROPOSED 4" SOLID YELLOW EV PARKING STRIP STRIPING.
- 15 PROPOSED 4" SOLID YELLOW PAINTED STRIPING AT 45° Ø 2'-0" 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 (REF. SEE SITE DETAILS).
- 20 PROPOSED ABB EV CHARGER (MEP PLANS).
- 21 PROPOSED EV TRANSFORMER. SIZE TO BE CONFIRMED WITH CNEP FRONT TO CONSTRUCTION.
- 22 PROPOSED UNDERGROUND EV ELECTRICAL, CONDUIT, UTILITY CONNECTION POINT TO BE COORDINATED WITH MOUNTAIN VIEW ELECTRIC ASSOCIATION FRONT 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 SEC. 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

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FENCES, FOUNDATIONS, PARKING DECKS, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE CONTRACT SHALL BE CONSTRUCTED WITHOUT ANY OBSTACLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY THEMSELVES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE INFORMATION OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE START OF ANY EXCAVATION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR MARKING SENSITIVE LOCATIONS OF EXISTING UTILITIES.
4. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
5. REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRIERS, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) TO PROTECT THE PUBLIC FROM ANY EXCAVATION ACTIVITIES. DURING EXCAVATION ACTIVITIES MATERIALS TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN. ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW DURING TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S PLEASURE.
7. CONTRACTOR SHALL LIMIT SAW-CUT A PAVEMENT ROADWAY TO THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF THE CONTRACTOR DETERMINES THAT THERE ARE OTHER AREAS WHERE IT IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
8. IF THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHOCH MAY HAVE BURIED OR AERIAL UTILITIES NEAR OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
9. ALL UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
10. DAMAGE DONE TO THE CONTRACTORS FACILITY TO EXISTING FACILITY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR LOSS INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, OR FOR ANY DAMAGES TO THE CONTRACTORS FACILITY OR EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
42. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
43. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
44. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
45. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
47. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
48. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
49. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
50. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REMOVAL OF ALL EXISTING COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
51. THE CONTRACTOR SHALL BE



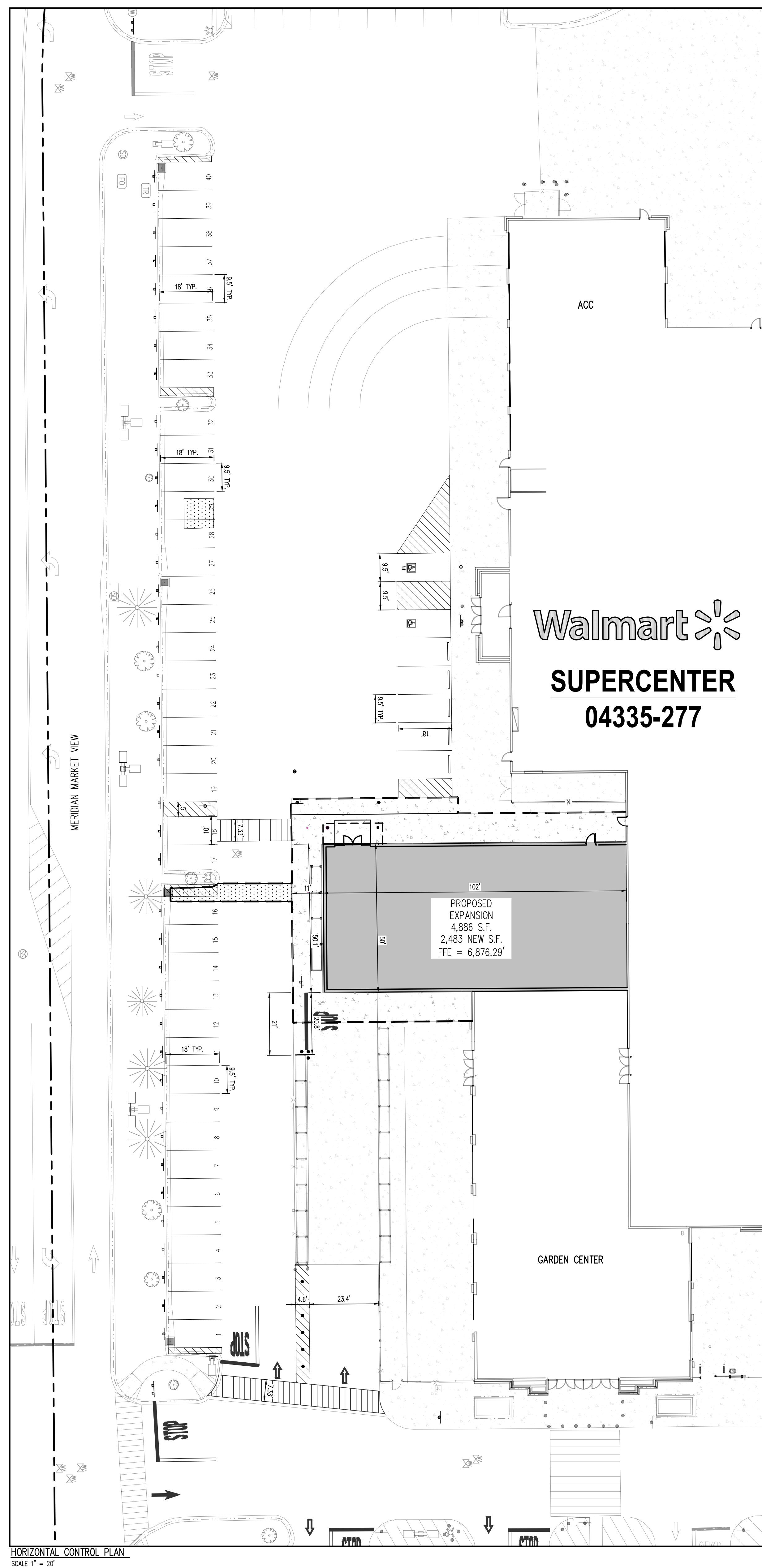
KEY MAP
APPX. 1" = 400'

LEGEND

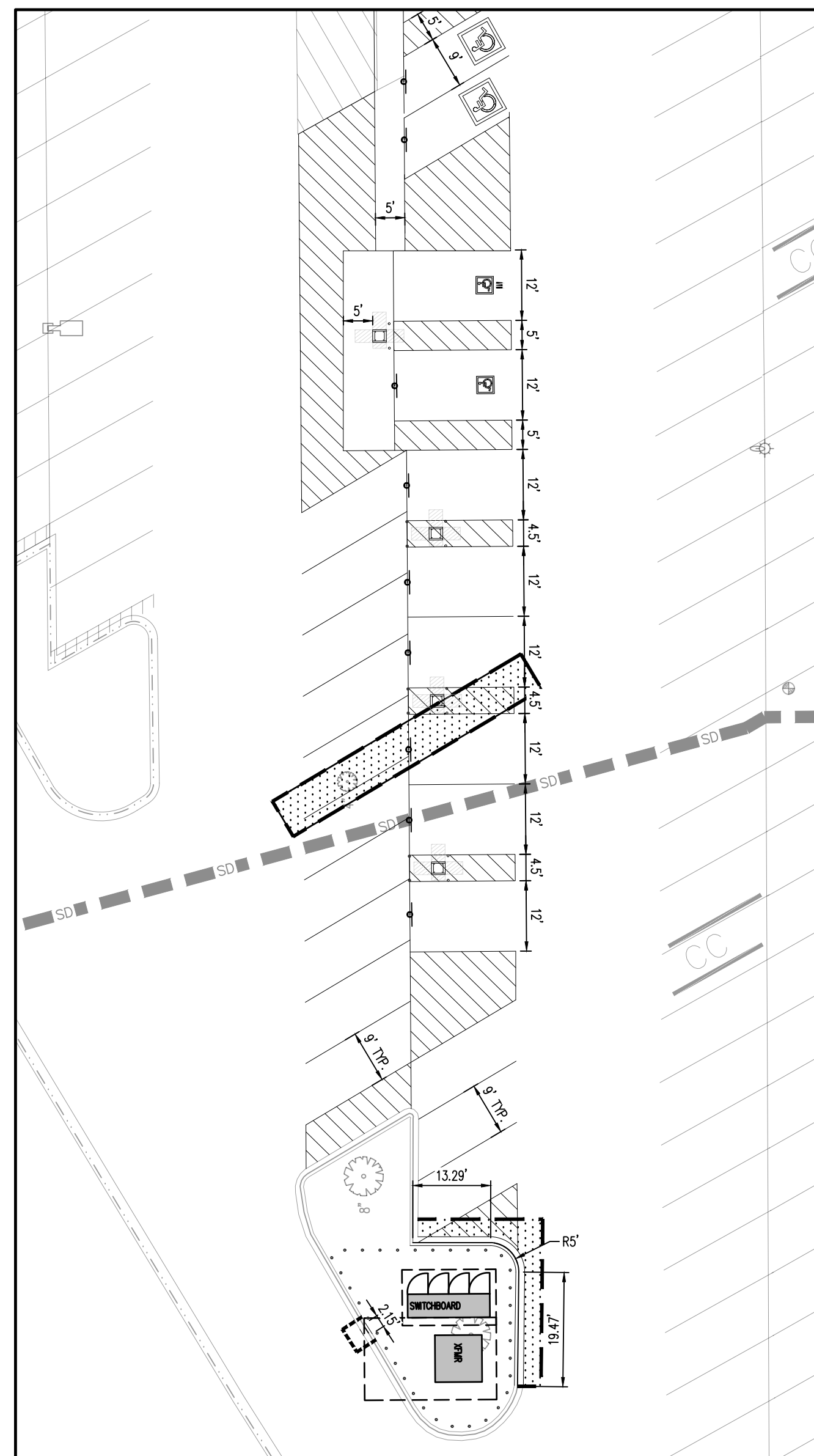
- | | |
|--|---|
| | PROPERTY BOUNDARY |
| | EXISTING EASEMENT |
| | EXISTING BUILDING TO REMAIN |
| | EXISTING WALL TO BE REMOVED |
| | EXISTING CURB & GUTTER TO REMAIN |
| | EXISTING CURB AND GUTTER TO BE REMOVED |
| | EXISTING FENCE TO REMAIN |
| | EXISTING ASPHALT PAVING TO REMAIN |
| | EXISTING ASPHALT PAVING TO BE REMOVED |
| | EXISTING CONCRETE PAVING/SIDEWALK |
| | PROPOSED ASPHALT PAVING |
| | PROPOSED CONCRETE PAVING/SIDEWALK |
| | PROPOSED SEAL COAT |
| | PROPOSED LANDSCAPING |
| | LIMITS OF SAWCUT |
| | 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"*) AND 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, SIGNAGE, 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 TO 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 DETAIL 06060 FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECT AND REPAIR PLAN SET (SEPARATE PLAN SET) SEE PAVEMENT MARKING SPECIFICATIONS FOR THE PROTECT AND REPAIR PLAN SET.
- REFER TO DETAIL PARKING LOT STRIPING AND MARKINGS. MATCH EXISTING EXCEPT WHERE MODIFIED IN CONSTRUCTION DETAIL 06060 FOR ADDITIONAL INFORMATION.
- PROVIDED WITH THIS PLAN SET:
- FOR GEOTECHNICAL REPORT, CONTRACTOR TO VERIFY GROUNDWATER DEPTH BEFORE ANY CONSTRUCTION.
- FOR EXISTING UTILITIES, CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES.
- SHOULD ANY ARCHAEOLOGICAL OR CULTURALLY SENSITIVE MATERIALS BE ENCOUNTERED DURING EXCAVATION OPERATIONS, CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY WILMUTEC AND CCC.
- STALL SIGN NUMBERS AS SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. STALL NUMBERS SHALL NOT BE CHANGED OR REMOVED AND TO BE REPLACED THE APPROPRIATE NUMBERS FOR STALLS 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.

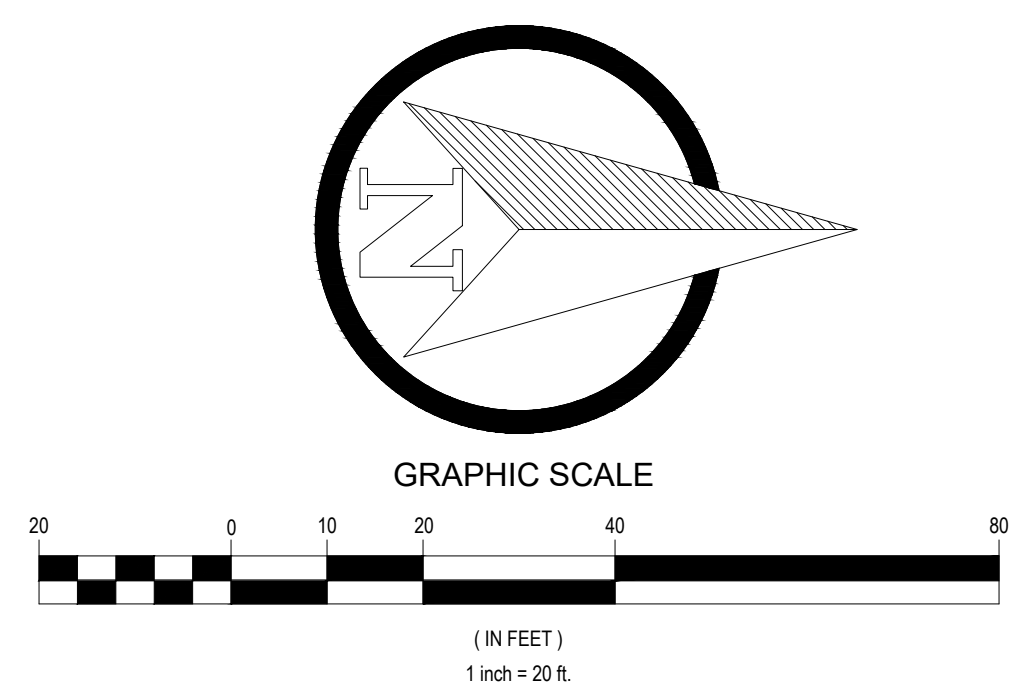
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.



Know what's below.
Call before you dig



STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: FALCON, COLOUAGO CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 05/02/2006, 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

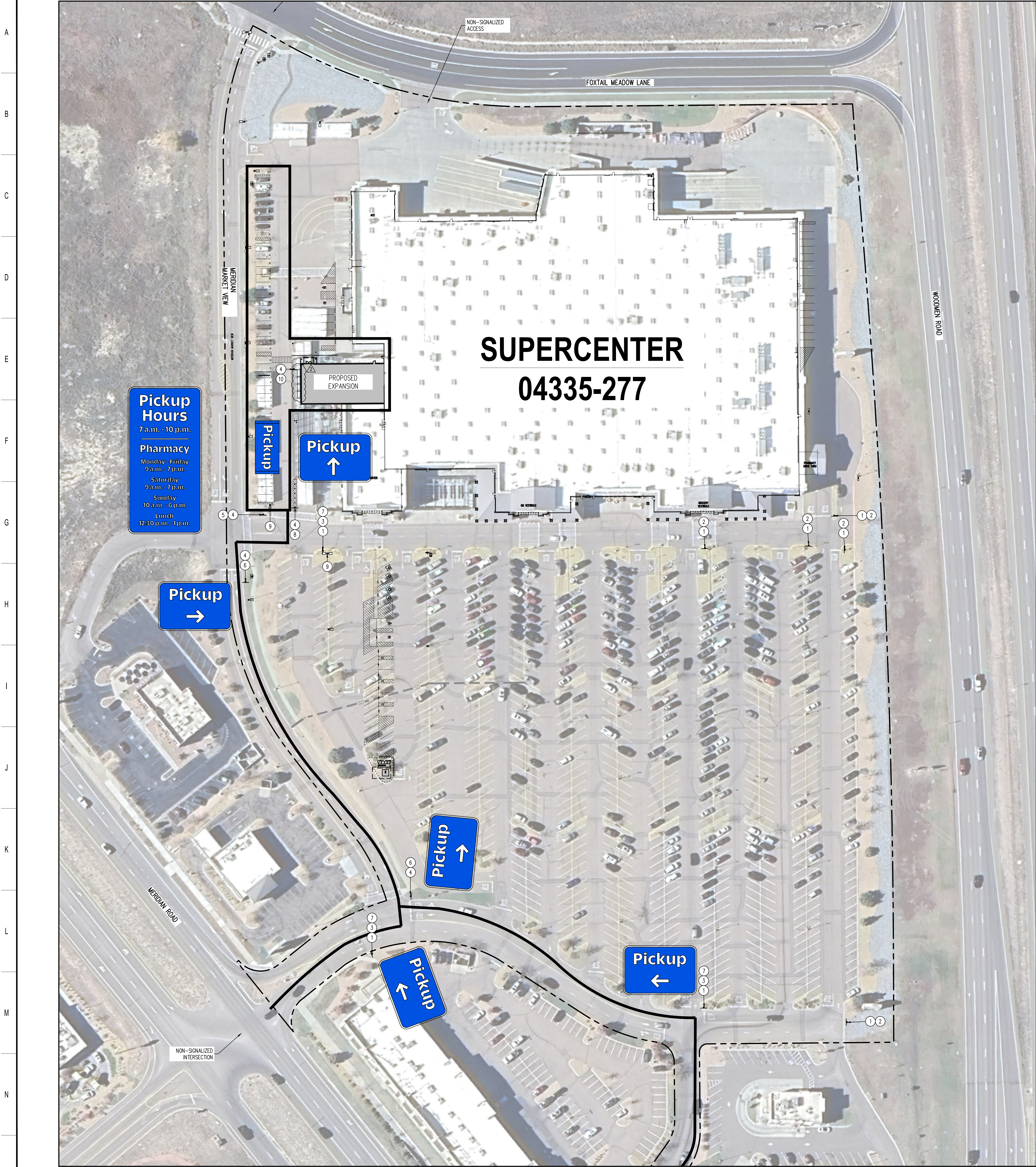
[illegible]

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



HORIZONTAL
CONTROL
PLAN

SHEET:
CS2.2



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	-

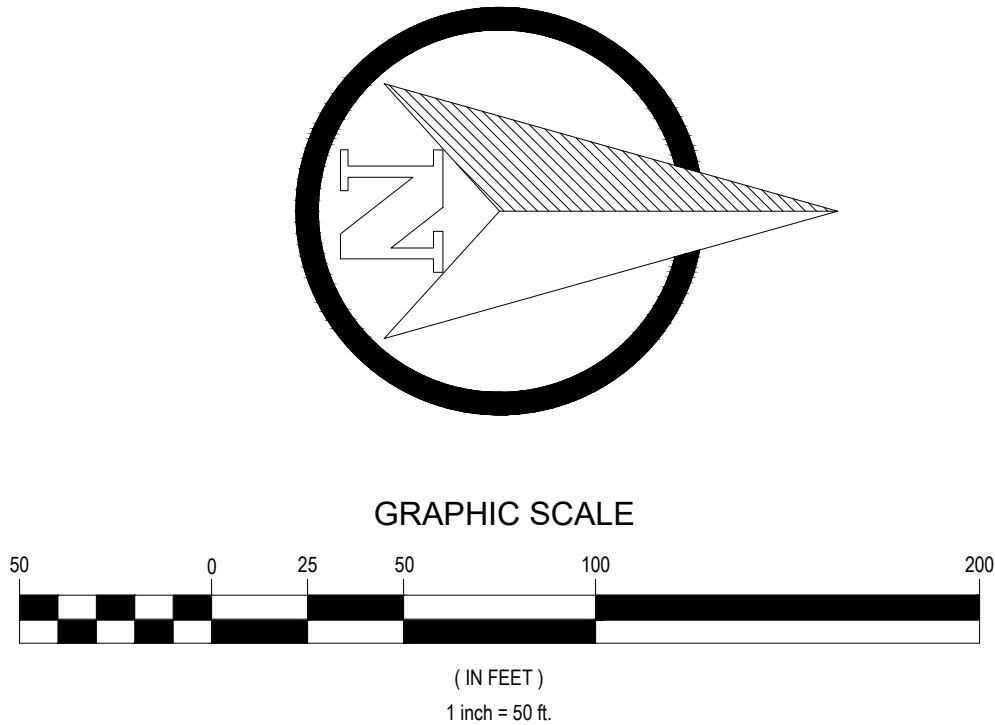
CALL IN NUMBER FOR "STALL DESIGNATION" AND "TEMPORARY" SIGNS:
CONTRACTOR TO CONFIRM CALL IN NUMBER WITH STORE MANAGER PRIOR TO PLACING SIGN ORDER.
ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART PROVIDED AND CONTRACTOR INSTALLED.
CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE ENTERED VIA THE SIGN SHOP ORDERS QUICKBASE APPLICATION: [HTTPS://WMT.QUICKBASE.COM/NAV/MAIN/ACTION/NY08](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](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](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.

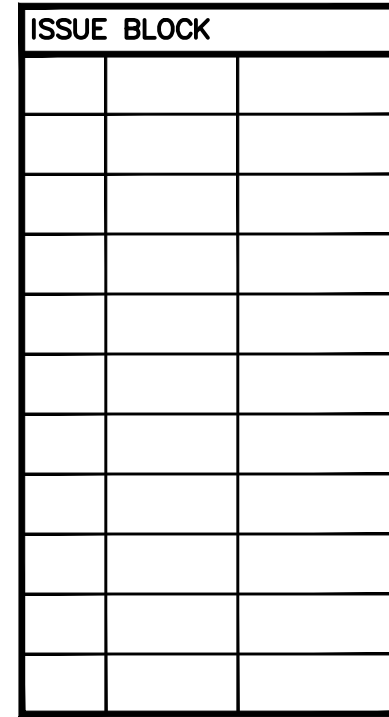
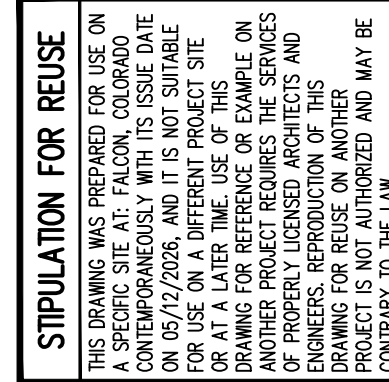
PLEASE NOTE TRAFFIC CONTROL, DEVICE SIGNS, WAYFINDING SIGNS, UTILITY SIGNS, AND TEMPORARY SIGNS DO NOT REQUIRE A SIGN PERMIT.



ISSUE BLOCK		

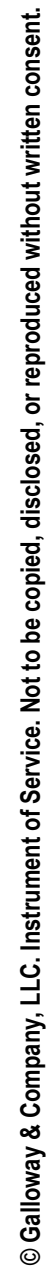
CHECKED BY:	DJS
DRAWN BY:	RC
PROTO CYCLE:	02/21/2026
DOCUMENT DATE:	05/12/2026

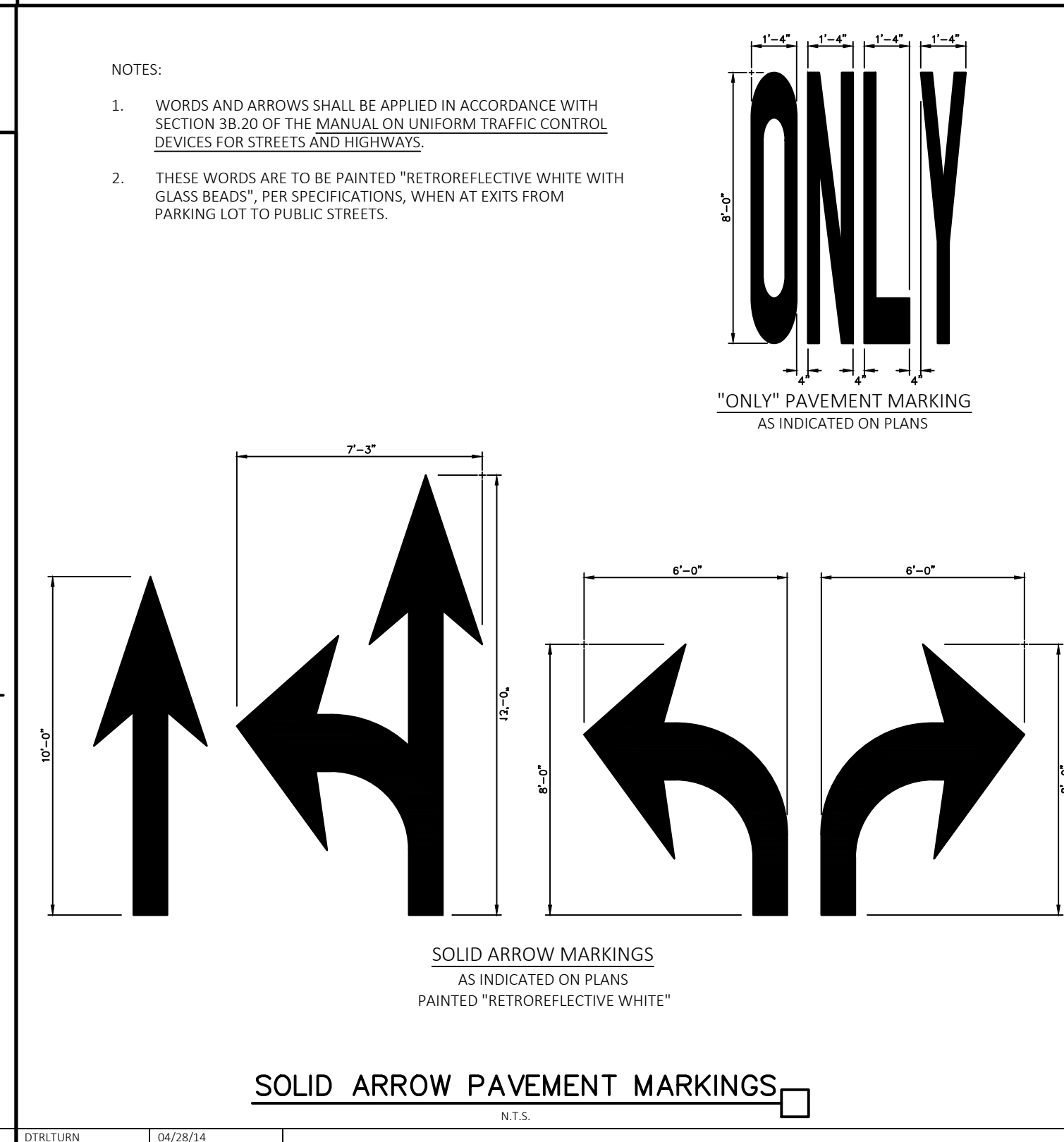
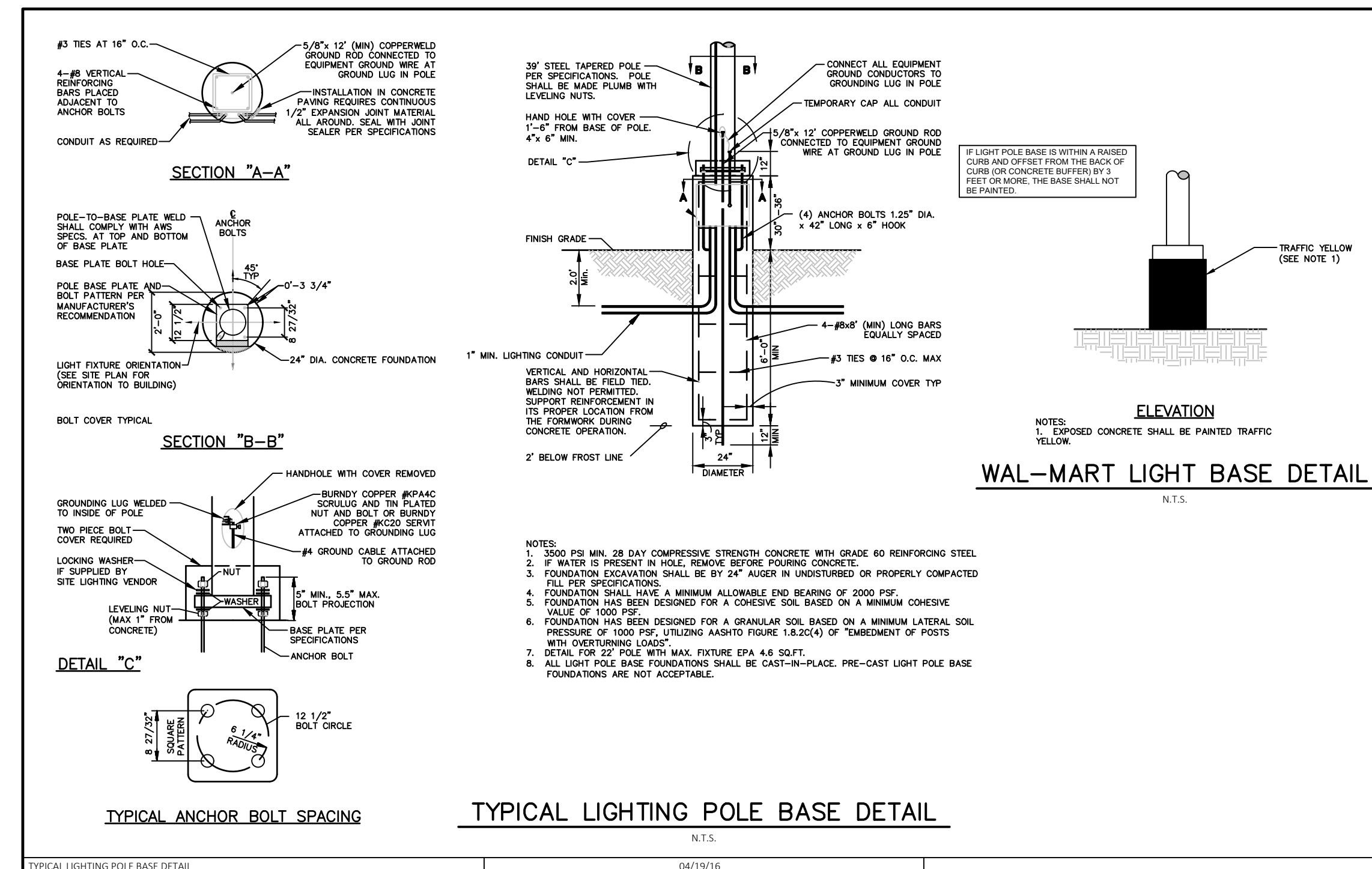
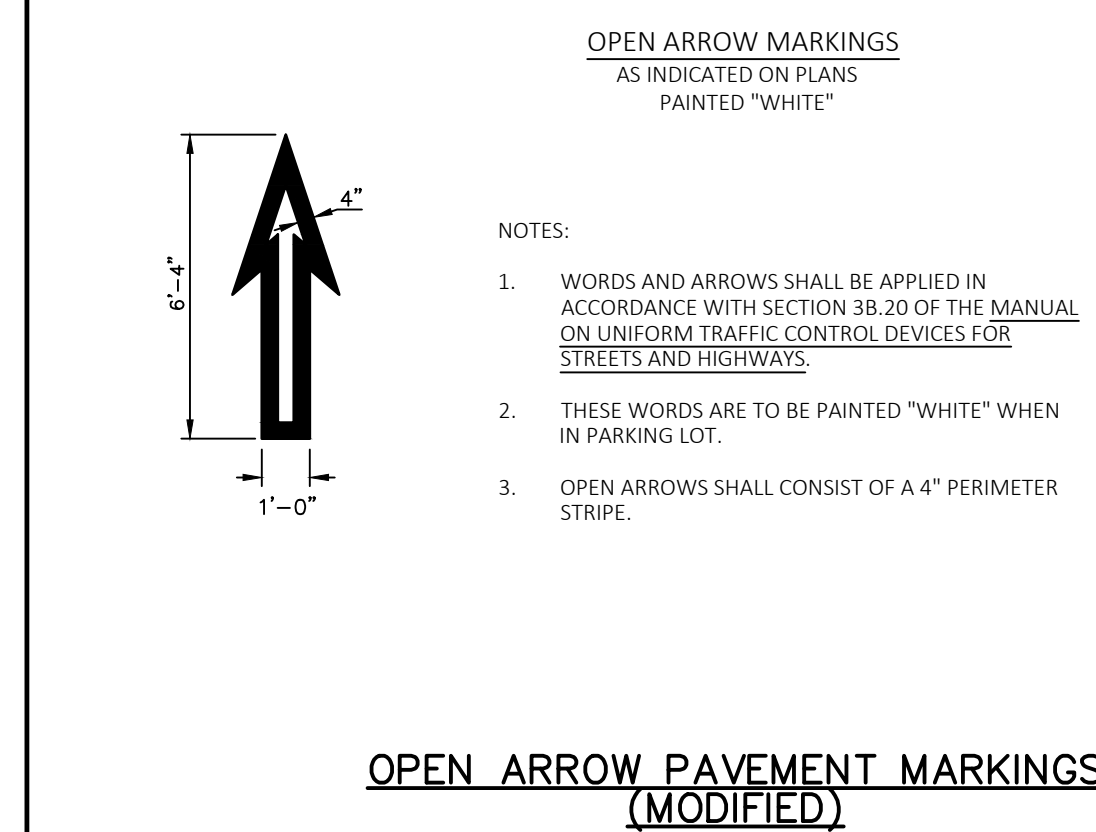
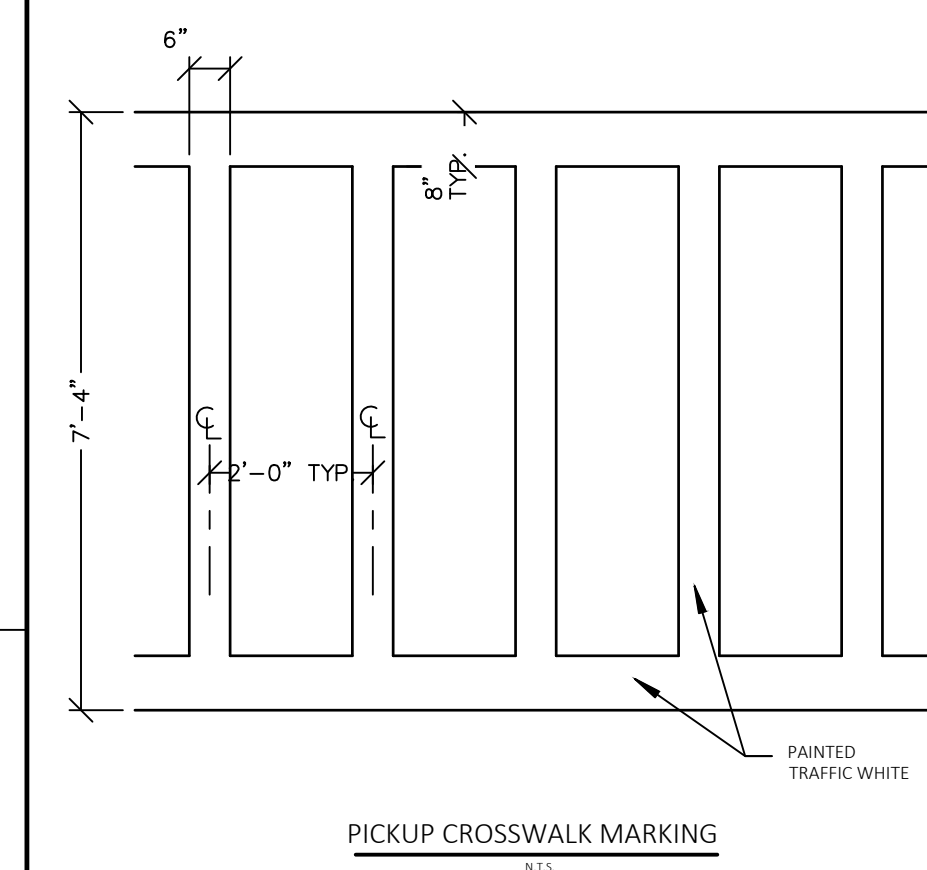
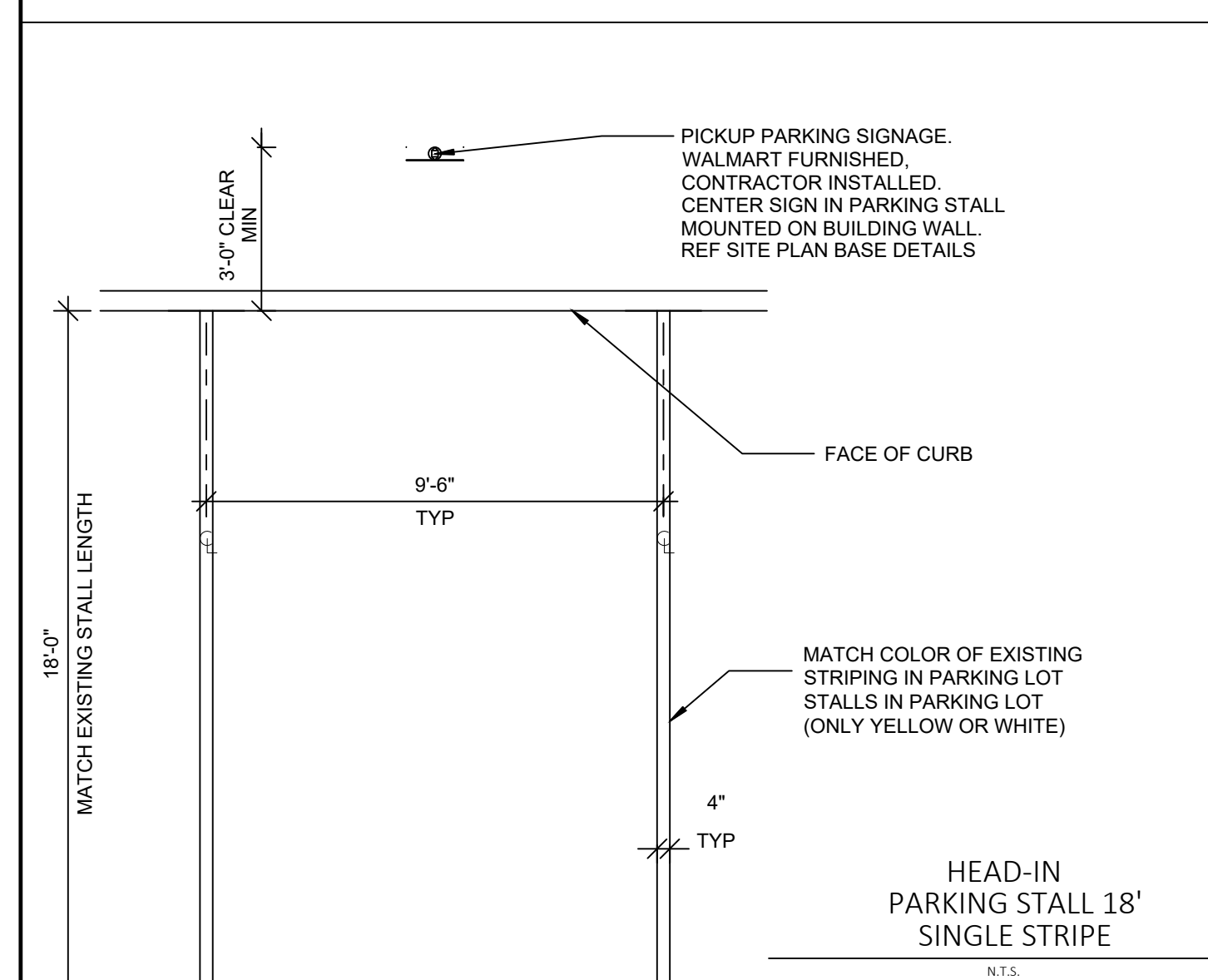
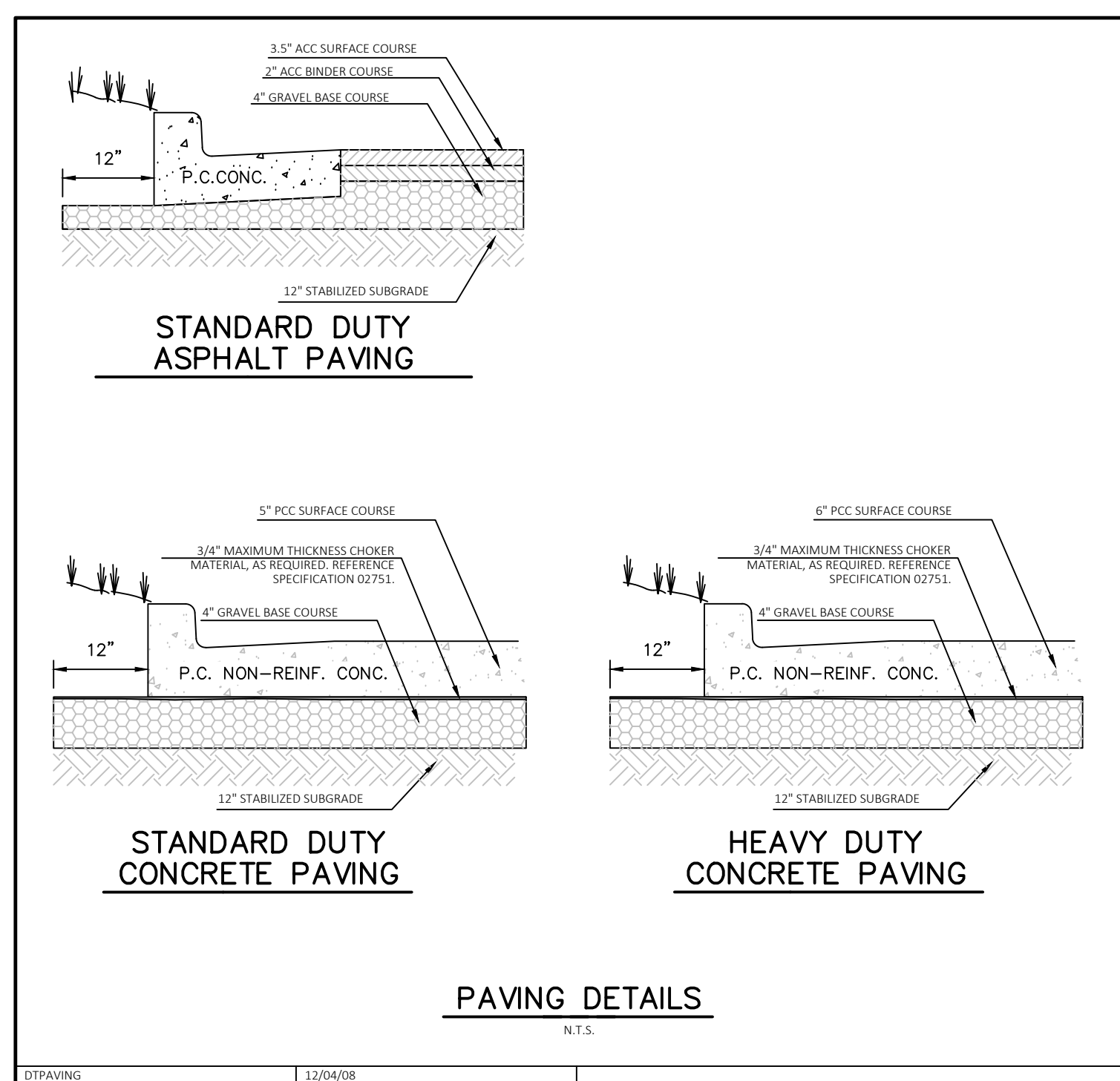




SHEET: **CS2.4**

NOTE TO CONTRACTOR:
REFERENCE SIGN SCHEDULE ON
ARCHITECTURAL PLANS FOR QUANTITIES





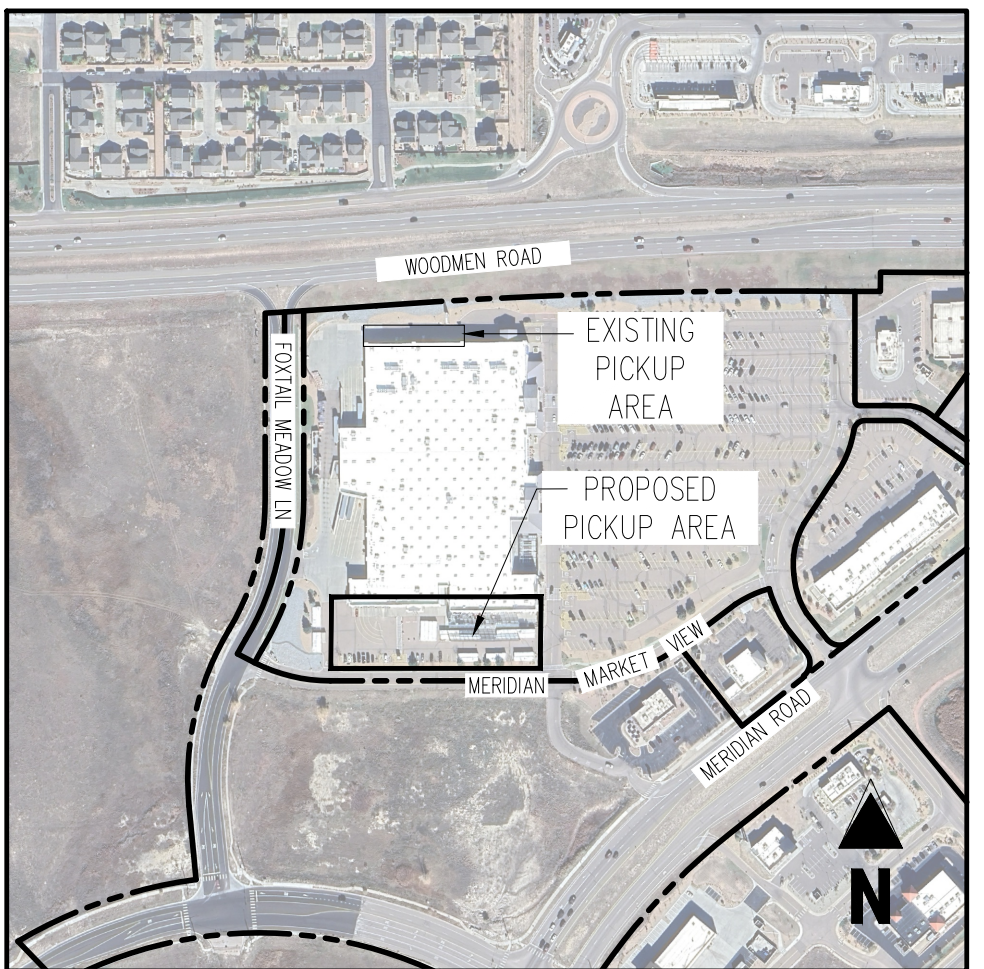
PROPOSED GRADING PLAN
SCALE 1" = 20'

PROPOSED DRAINAGE PLAN
SCALE 1" = 5'

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

GRADING LEGEND

-----X-----	EXISTING MAJOR CONTOUR
-----X-----	EXISTING MINOR CONTOUR
-----X-----	PROPOSED MAJOR CONTOUR
-----X-----	PROPOSED MINOR CONTOUR
-----X-----	PROPOSED SPOT ELEVATION
-----X-----	PROPOSED TOP OF CURB ELEVATION
EL	PROPOSED FLOWLINE ELEVATION
FG	FINISHED FLOOR
FF	FINISHED GRADE
ME	MATCH EXISTING
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
OBE	OUTER BUILDING ELEVATION
2.00%	EXISTING SLOPE
2.00%	PROPOSED SLOPE



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 SIDEWALK
	EXISTING ELECTRIC LINE TO REMAIN
	PROPOSED ELECTRIC LINE
	EXISTING STORM SEWER LINE TO REMAIN
	PROPOSED STORM SEWER LINE
	EXISTING WATER LINE TO REMAIN
	PROPOSED WATER LINE
	EXISTING STORM SEWER STRUCTURE
	EXISTING SITE LIGHT
	PROPOSED SITE LIGHT
	EXISTING SITE SIGN
	PROPOSED SITE SIGN
	PROPOSED ADA PAVEMENT MARKING
	EXISTING FIRE HYDRANT

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 2% CROSS SLOPE OR 5% LONGITUDINAL.
4. STORM SEWER LOCATED WITHIN $\pm 7'$ OF PROPOSED CANOPY. CANOPY ROOF DRAINS TO BE TIED INTO EXISTING UNDERGROUND STORM INFRASTRUCTURE.

BASIS OF BEARING

BASES 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 1/2" ALUMINUM CAP, ILLISIBLE, 1:70 BENCH 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 EVIDENCE. BEARS 100°00'00", A DISTANCE OF 334.4 FEET TO THE REFERENCE POINT, STAMPED, "DORRSEL BARRELL & CO N 135° 13' 5" E 64W S 12° 51' 52" S 70.88' 10.19 PL23A.1, A CORNER 120.7088 FEET, AND A REFERENCE MONUMENT, STAMPED, "DORRSEL BARRELL & CO N 135° 13' 5" E 64W S 12° 51' 52" S 73.44' 20.19 PL23A.1, A DISTANCE OF 93.44 FEET AND IS CONSIDERED TO BEAR 88°49'00", WITH ALL BEARINGS REFERENCE HEREIN RELATIVE THEREOF.

BENCHMARK

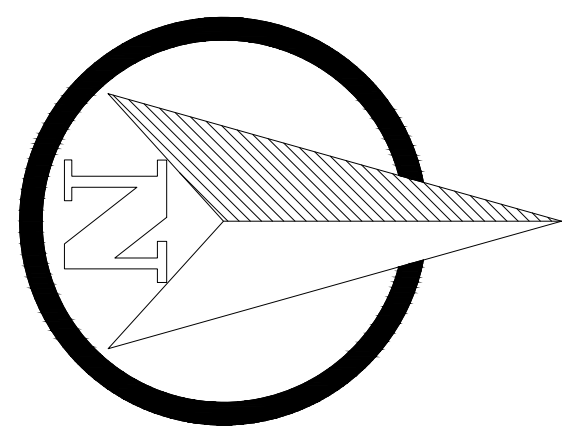
FIMS BENCHMARK BL72
ELEV: 6860.93' (NAVD 88).
DESCRIPTION: BL72 BEING A 3.25" ALUMINUM FIMS CAP, "BL72".

SITE BENCHMARK #1
ELEV: 6868.09'
RECOGNITION: NO. 5. REPAIR WITH GREEN PLASTIC OIL. "FOLLOWING CONTROLS"

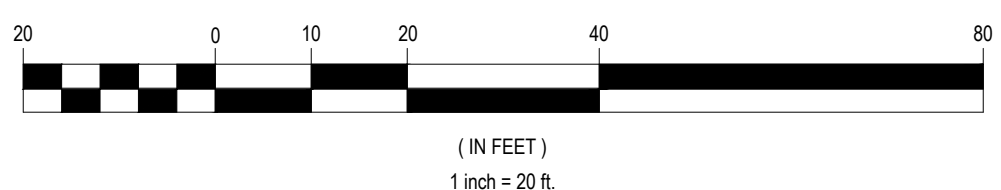
DESCRIPTION: NO. 5 REBAR WITH GREEN PLASTIC CAP, "GALLOWAY CONTROL"

VERTICAL DATUM

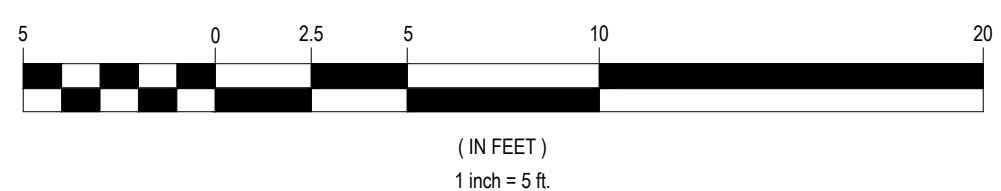
NAVD88

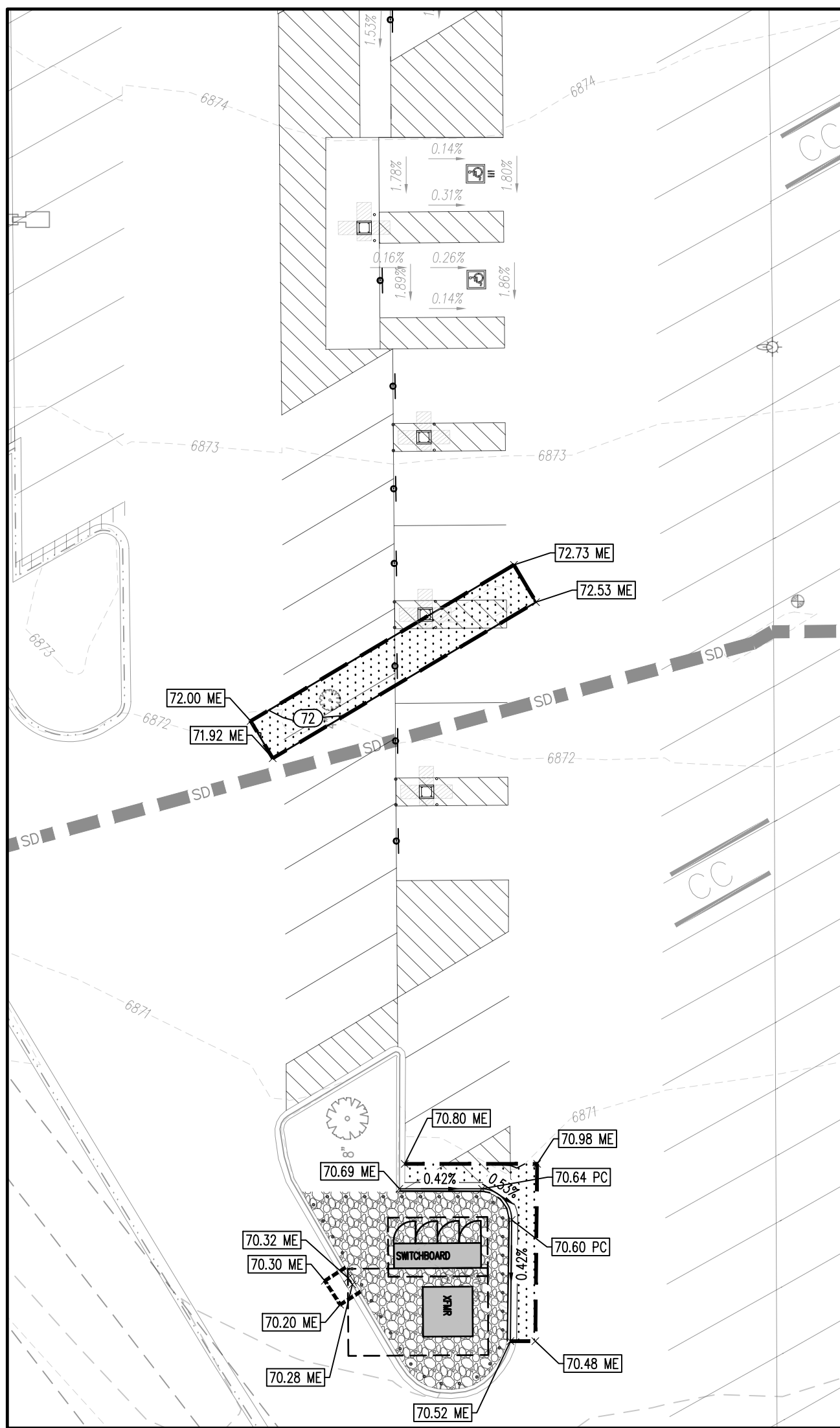


GRAPHIC SCALE



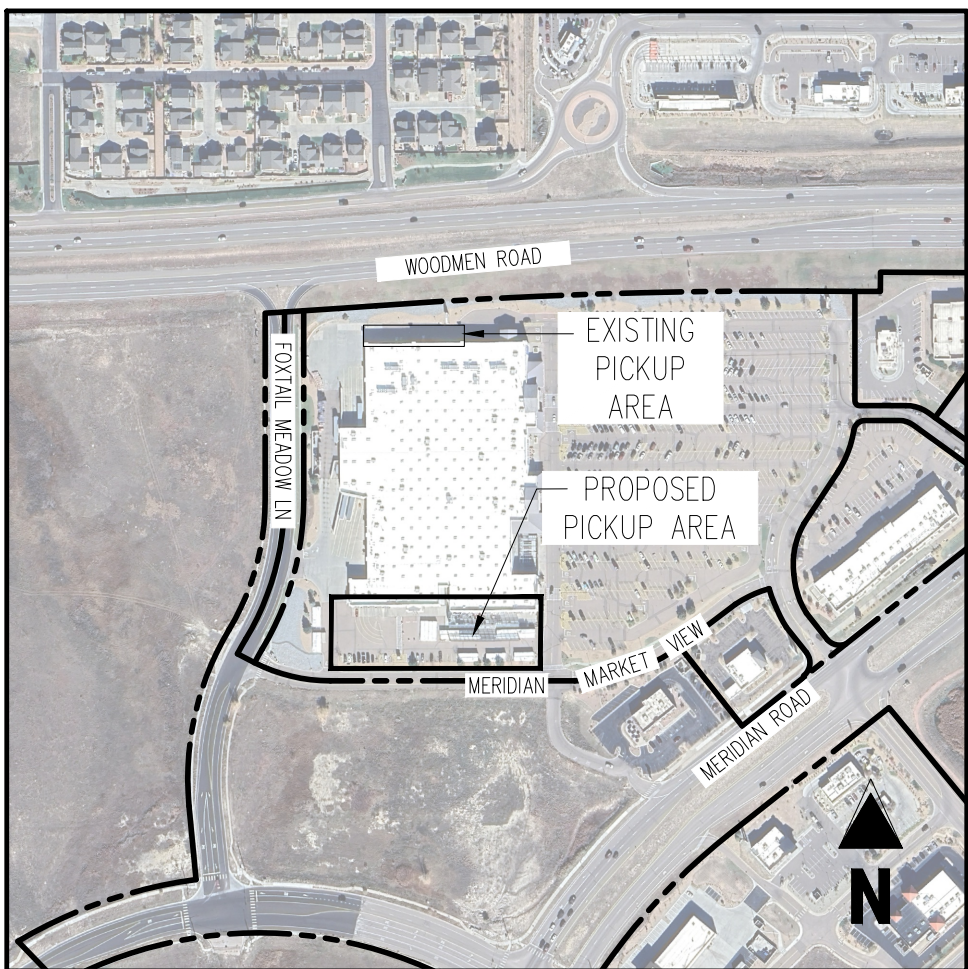
GRAPHIC SCALE





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
APPX. 1" = 400'

GRADING LEGEND

-----XX-----	EXISTING MAJOR CONTOUR
-----XX-----	EXISTING MAJOR CONTOUR
-----XX-----	PROPOSED MAJOR CONTOUR
-----XX-----	PROPOSED MINOR CONTOUR
XXXX	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
2.00%	EXISTING SLOPE
2.00%	PROPOSED SLOPE

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 2% CROSS SLOPE OR 5% LONGITUDINAL.
4. STORM SEWER LOCATED WITHIN $\pm 8'$ 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 1883, BEING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH PLAIN, AS MONUMENTED ON THE WEST END OF THE LINE BY A 2-1/2" ALUMINUM CAP, ILLISIBLE, 1.70' BELOW ASPHALT SURFACE. THE EAST END OF THE LINE BY A 2-1/2" ALUMINUM CAP, ILLISIBLE, 1.70' ABOVE ASPHALT SURFACE. BEARINGS FOR THE NORTHEAST CORNER OF SECTION 12, AS DETERMINED BY EXISTING RECORDS ARE PER MONUMENT RECORD DATED JUNE 30, 2021, BEING A REFERENCE MONUMENT, STAMPED, "DECKEL BARRELL & CO RM 1135 R 65W N 64W S1 S6 S12 S7 70.88 2019 PL5 2941A, A DISTANCE OF 70.88 FEET, AND A REFERENCE MONUMENT, STAMPED, "DECKEL BARRELL & CO RM 1135 R 65W N 64W S1 S6 S12 S7 93.44 2019 PL5 2941A, A DISTANCE OF 93.44 FEET AND IS CONSIDERED TO BEAR N89°49'00" BY ALL BEARINGS REFERENCED HEREIN RELATIVE THEREOF.

BENCHMARK

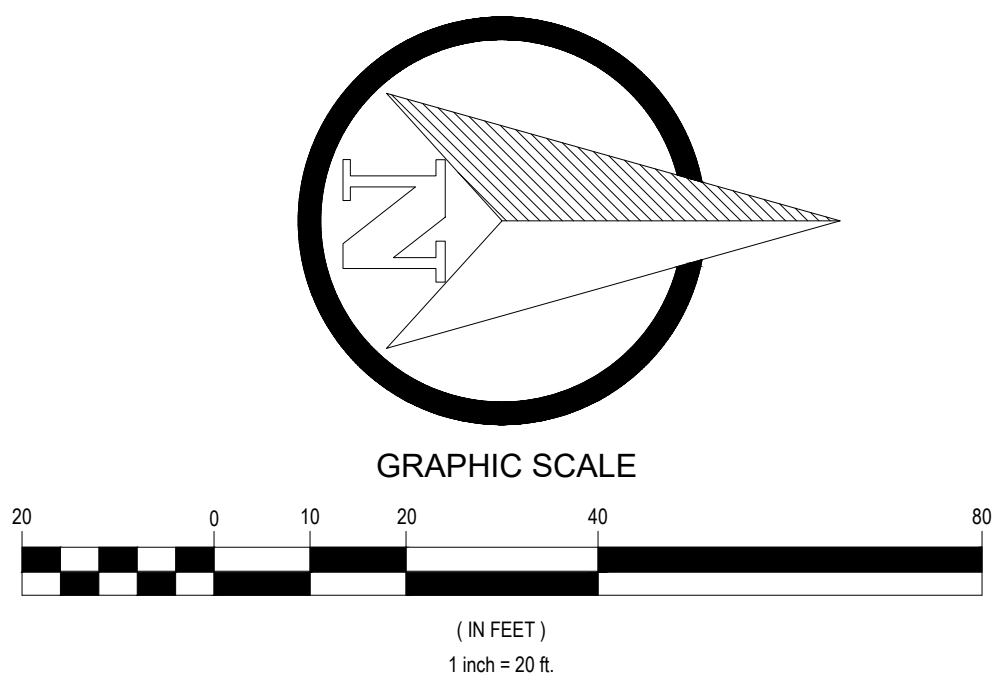
FIMS BENCHMARK #172
ELEV: 6860.93" (NAVD 88).
DESCRIPTION: BL72 BEING A 3.25" ALUMINUM FIMS CAP, "BL72".

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".

VERTICAL DATUM

NAVD88

[illegible]

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



