

BENCHMARK:

SITE BM NO. 1: CENTER OF SANITARY SEWER MANHOLE LOCATED 242 FEET SOUTH OF THE SOUTH EDGE OF ASPHALT OF HIGHWAY 24 AND 9 FEET EAST OF THE EAST EDGE OF ASPHALT OF OLD MERIDIAN ROAD NAVD88 DATUM ELEVATION 6825.51.

SITE BM NO. 2: CENTER OF SANITARY SEWER MANHOLE LOCATED 861 FEET SOUTH OF THE SOUTH EDGE OF ASPHALT OF HIGHWAY 24 AND 3 FEET EAST OF THE EAST EDGE OF ASPHALT OF OLD MERIDIAN ROAD NAVD88 DATUM ELEVATION 6816.71.

BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12 AS MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP STAMPED "EL PASO COUNTY DPW T13S S12/S7/S13/S18 R65W R64W 1982 LS 17496" AT THE SOUTHEAST CORNER OF SECTION 12 AND BY A 3-1/4 INCH ALUMINUM CAP STAMPED "SURVCON INC. T13S R65W 1/4 S12 S13 2003 PLS 30829" AT THE SOUTH 1/4 CORNER OF SECTION 12, SAID LINE BEARS N89°50'28"W.

ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NICOLE SCHANEL, PE #52434  
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.  
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

OWNER/DEVELOPER:

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

ZOE PERICAK  
LAND DEVELOPMENT CONSULTANTS  
950 S. CHERRY STREET, SUITE 512  
DENVER, CO 80246

DATE

CONTACT LIST

OWNER  
CIRCLE K STORES INC.  
5500 S. QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

LAND SURVEYOR  
RUBINO SURVEYING  
3312 AIRPORT ROAD  
BOULDER, COLORADO 80301  
PHONE: (303) 464-9515

FIRE  
FALCON FIRE PROTECTION DISTRICT  
7030 OLD MERIDIAN ROAD  
FALCON, CO 80831  
PHONE: (719) 495-4050

DEVELOPER  
LAND DEVELOPMENT CONSULTANTS, LLC  
950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246  
SOFIA HERNANDEZ  
PHONE: (303) 717-3305  
SOFIA@LDCAZ.COM

GEOTECHNICAL ENGINEER  
TERRACON CONSULTANTS, INC.  
4172 CENTER PARK DRIVE  
COLORADO SPRINGS, CO 80916  
PHONE: (719) 597-2116

STORM SEWER  
EL PASO COUNTY PUBLIC SERVICES  
3275 AKERS DR.  
COLORADO SPRINGS, COLORADO 80922  
PHONE: (719) 520-6460

CIVIL ENGINEER/ LANDSCAPE ARCHITECT  
MATRIX DESIGN GROUP  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
NICOLE SCHANEL/ JASON ALWINE  
PHONE: (719) 575-0100  
NICOLE.SCHANEL@MATRIXDESIGNGROUP.COM

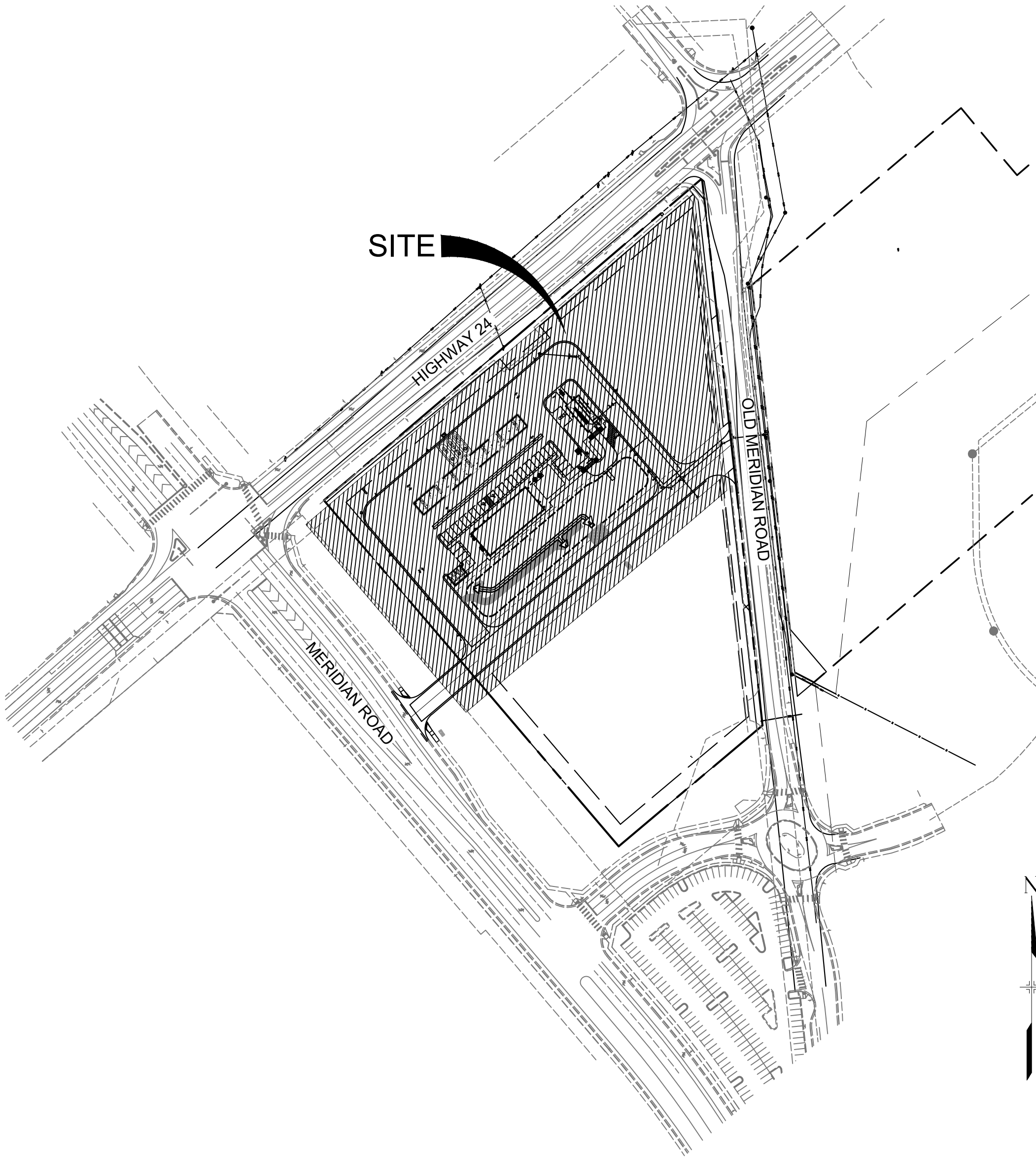
ELECTRICAL SERVICE  
MOUNTAIN VIEW ELECTRIC ASSOCIATION  
11140 E. WOODMEN ROAD  
PEYTON, COLORADO 80831  
PHONE: (719) 495-2283

GAS  
COLORADO SPRINGS UTILITIES  
7710 DURANT DRIVE  
COLORADO SPRINGS, COLORADO 80920  
TIM BENEDICT  
PHONE: (719) 668-3574

WATER & SANITARY  
WOODMEN HILLS METRO DISTRICT  
8046 EASTONVILLE ROAD  
FALCON, CO 80831  
PHONE: (719) 495-2500

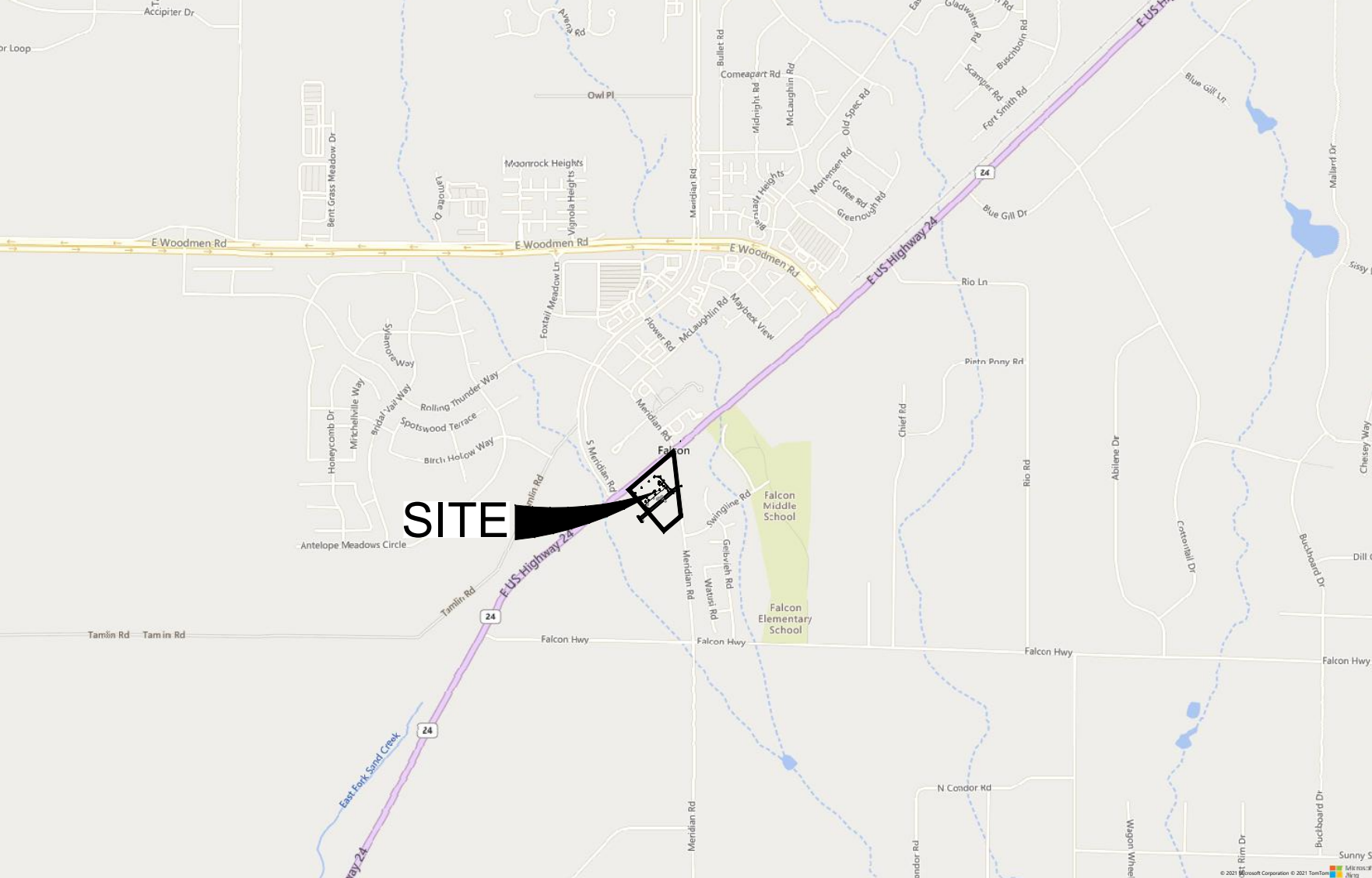
ARCHITECT  
GREENBERG FARROW  
30 EXECUTIVE DRIVE, SUITE 100  
IRVINE, CA 92614  
DOUG COUPER  
PHONE: (949) 296-0450

CIRCLE K AT HIGHWAY 24 & MERIDIAN ROAD  
SITE DEVELOPMENT PLAN  
EL PASO COUNTY, COLORADO  
SEPTEMBER 2022



SITE MAP

1" = 150'



VICINITY MAP

1" = 2,000'

SUMMARY DATA

PROPERTY SIZE	5.00 ACRES
TAX SCHEDULE NO.	5312402016, 5312403003, 5312403004, 5312402015
PROJECT ADDRESS	11769 E US HIGHWAY 24, FALCON, CO 80831 11767 E US HIGHWAY 24, FALCON, CO 80831 11765 E US HIGHWAY 24, FALCON, CO 80831 6810 N MERIDIAN ROAD, PEYTON, CO 80831
DEVELOPMENT SCHEDULE	--
MASTER PLAN	--
EXISTING ZONING	C-2, RR-5
PROPOSED ZONING	CS
PUD ORDINANCE	--
DRAINAGE BASIN	FALCON DRAINAGE BASIN
EXISTING LAND USE	MERCHANDISING
PROPOSED LAND USE	COMMERCIAL
BUILDING SETBACKS	25' FRONTAGE SETBACK
LANDSCAPE SETBACKS	SEE PLAN
MAX. BUILDING HEIGHT	50' MAX HEIGHT
PROPOSED OPEN SPACE / LANDSCAPING COVERAGE	138,085 SF (63%)
PROPOSED IMPERVIOUS COVERAGE	79,715 SF (38%)
GROSS BUILDING AREA	6,658 SF
PARKING REQUIRED	23 (1 ADA)
PARKING PROVIDED	28 (2 ADA)

LEGAL DESCRIPTION

ADA NOTE

THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.

FLOODPLAIN NOTE

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0561G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

GEOLOGY AND SOILS NOTE

A GEOLOGY AND SOILS STUDY REPORT, \_\_\_\_\_ IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS STUDY, 78 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS WERE FOUND ON SITE TO INCLUDE:

REFER TO SAID REPORT FOR MITIGATION RECOMMENDATIONS.

LANDSCAPE NOTES

- LANDSCAPING SHALL BE MAINTAINED BY THE OWNER OR THEIR ASSIGNS.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMES, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.

COUNTY PLANNING CERTIFICATION

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH EL PASO COUNTY LAND DEVELOPMENT CODE.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE



CONSULTANTS:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100



950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

OWNER/DEVELOPER:

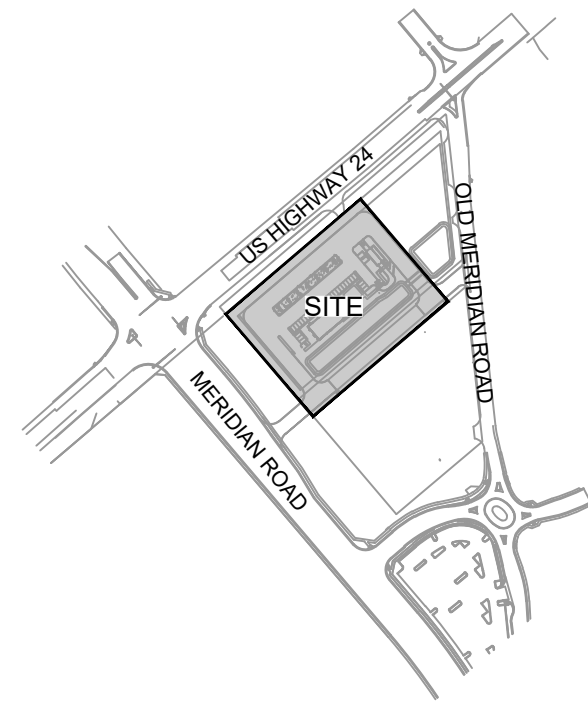


ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN

HIGHWAY 24 & MERIDIAN ROAD  
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1207.037

DRAWN BY: LCB

CHECKED BY: NMS

DESIGNED BY: NMS

SHEET TITLE:

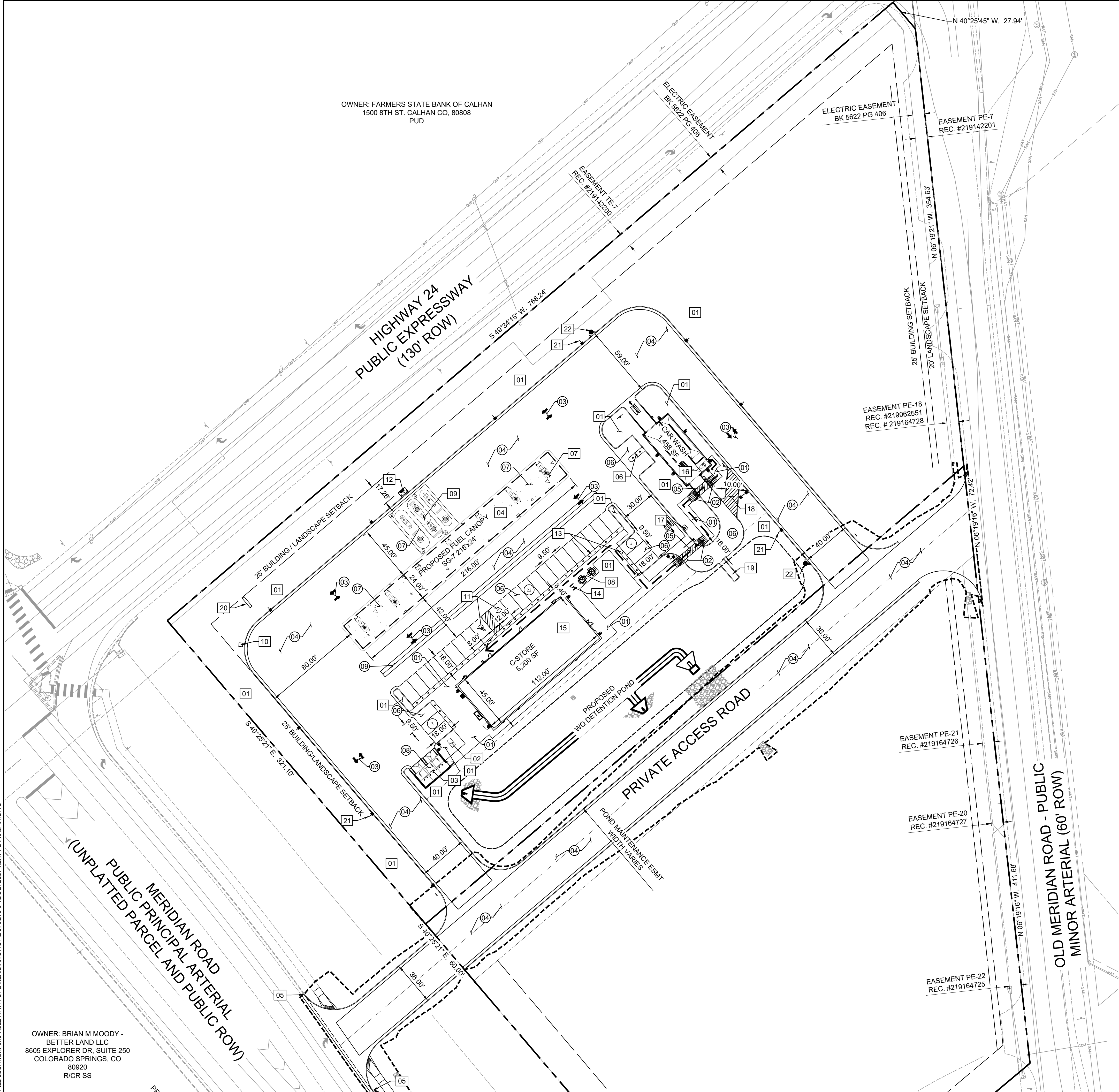
TITLE SHEET

SHEET 1 OF 2  
TS01

ISSUE DATE: SEPTEMBER 2022

PCD FILING NO.: PPR2230





OWNER: FARMERS STATE BANK OF CALHAN  
1500 8TH ST. CALHAN CO, 80808  
PUD

OWNER: BRIAN M MOODY -  
BETTER LAND LLC  
8605 EXPLORER DR, SUITE 250  
COLORADO SPRINGS, CO  
80920  
R/CR SS



Know what's below.  
Call before you dig.

### SITE LEGEND

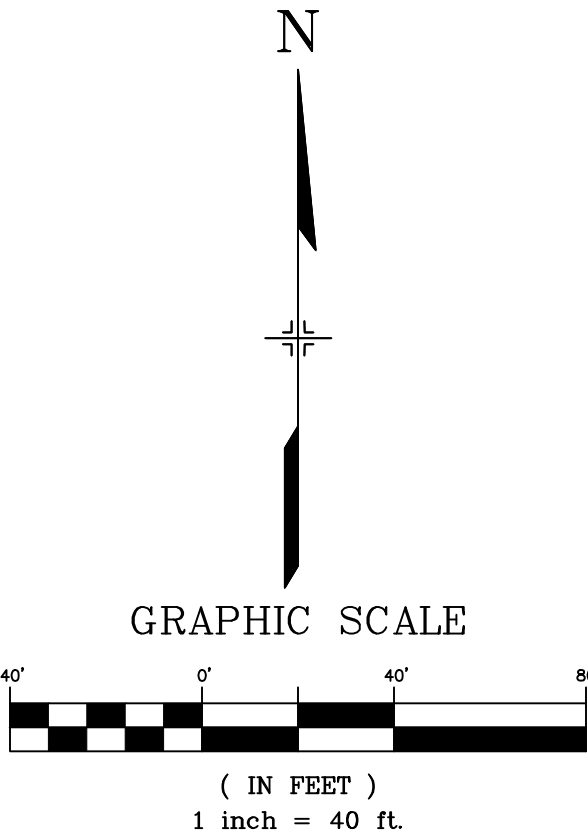
- PROPERTY BOUNDARY LINE
- SETBACK LINE
- EASEMENT BOUNDARY LINE
- PROPOSED STRIPING
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED BOUNDARY BETWEEN CONCRETE & ASPHALT
- PROPOSED PARKING SPACES
- PEDESTRIAN PATH OF TRAVEL
- OFFSITE CONSTRUCTION LIMITS

### SITE NOTES

- 01 LANDSCAPE AREA (PER LANDSCAPE PLANS)
- 02 TRANSFORMER PAD (PER ELEC CO AND / OR ARCH PLANS)
- 03 TRASH ENCLOSURE (PER ARCH PLANS)
- 04 OVERHEAD CANOPY (TYP PER ARCH PLANS)
- 05 TAPER CURB TO MATCH EXISTING CURB
- 06 VACUUM UNIT (SEE ARCHITECTURAL PLANS)
- 07 FUEL PUMPS (PER ARCH PLANS)
- 08 OUTDOOR SEATING (PER ARCH PLANS)
- 09 UNDERGROUND FUEL TANKS (PER ARCH PLANS)
- 10 AIR UNIT (PER ARCH PLANS)
- 11 ACCESSIBLE PARKING STALL, ISA SYMBOL AND SIGNAGE (PER ARCH PLANS)
- 12 VENT PIPES W/ PIPE BOLLARDS (PER ARCH PLANS)
- 13 PIPE BOLLARDS (PER ARCH PLANS)
- 14 BICYCLE RACK (EACH UNIT ACCOMMODATES 2 BICYCLES) (CYCLE-SAFE "U-RACK" OR APPROVED EQUAL)
- 15 CONVENIENCE STORE (5,200 SF, FFE = 6826.75) (SEE ARCHITECTURAL PLANS)
- 16 CAR WASH (1,458 SF, FFE = 6827.38) (SEE ARCHITECTURAL PLANS)
- 17 CAR WASH CODED ENTRY SYSTEM (SEE ARCHITECTURAL PLANS)
- 18 CAR WASH BAIL OUT LANE
- 19 CONCRETE FLUME
- 20 MONUMENT SIGN (BY OTHERS)
- 21 LIGHT POLE
- 22 FIRE HYDRANT

### SITE DETAILS

- 01 CONCRETE SIDEWALK
- 02 CURB RAMP
- 03 TRAFFIC FLOW ARROW
- 04 HEAVY DUTY ASPHALT PAVING
- 05 CROSSWALK MARKING
- 06 LIGHT DUTY CONCRETE PAVING
- 07 HEAVY DUTY CONCRETE PAVING
- 08 DUMPSTER PAD CONCRETE PAVING
- 09 CONCRETE CROSS PAN



CONSULTANTS:



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300 COLORADO SPRINGS, CO 80920  
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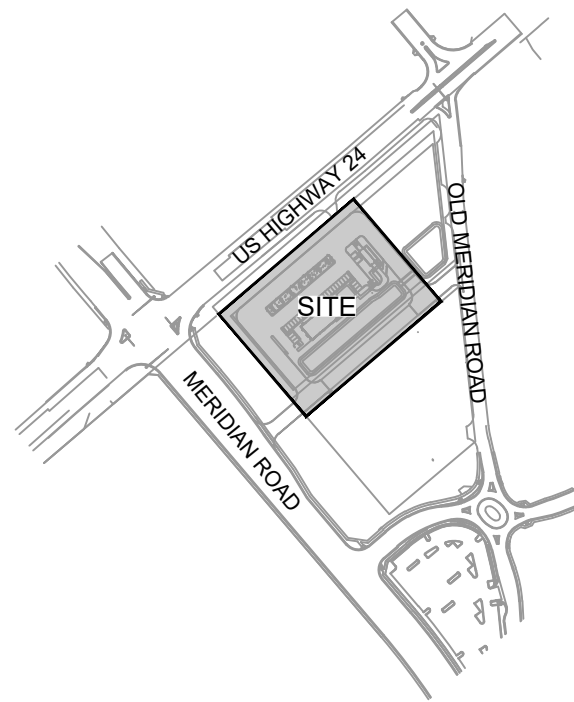


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SEAL

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VICINITY MAP:



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CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN

HIGHWAY 24 & MERIDIAN ROAD  
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1207.037

DRAWN BY: LCB

CHECKED BY: NMS

DESIGNED BY: NMS

SHEET TITLE:

OVERALL SITE  
PLAN

SHEET 2 OF 2  
SP01

ISSUE DATE: SEPTEMBER 2022