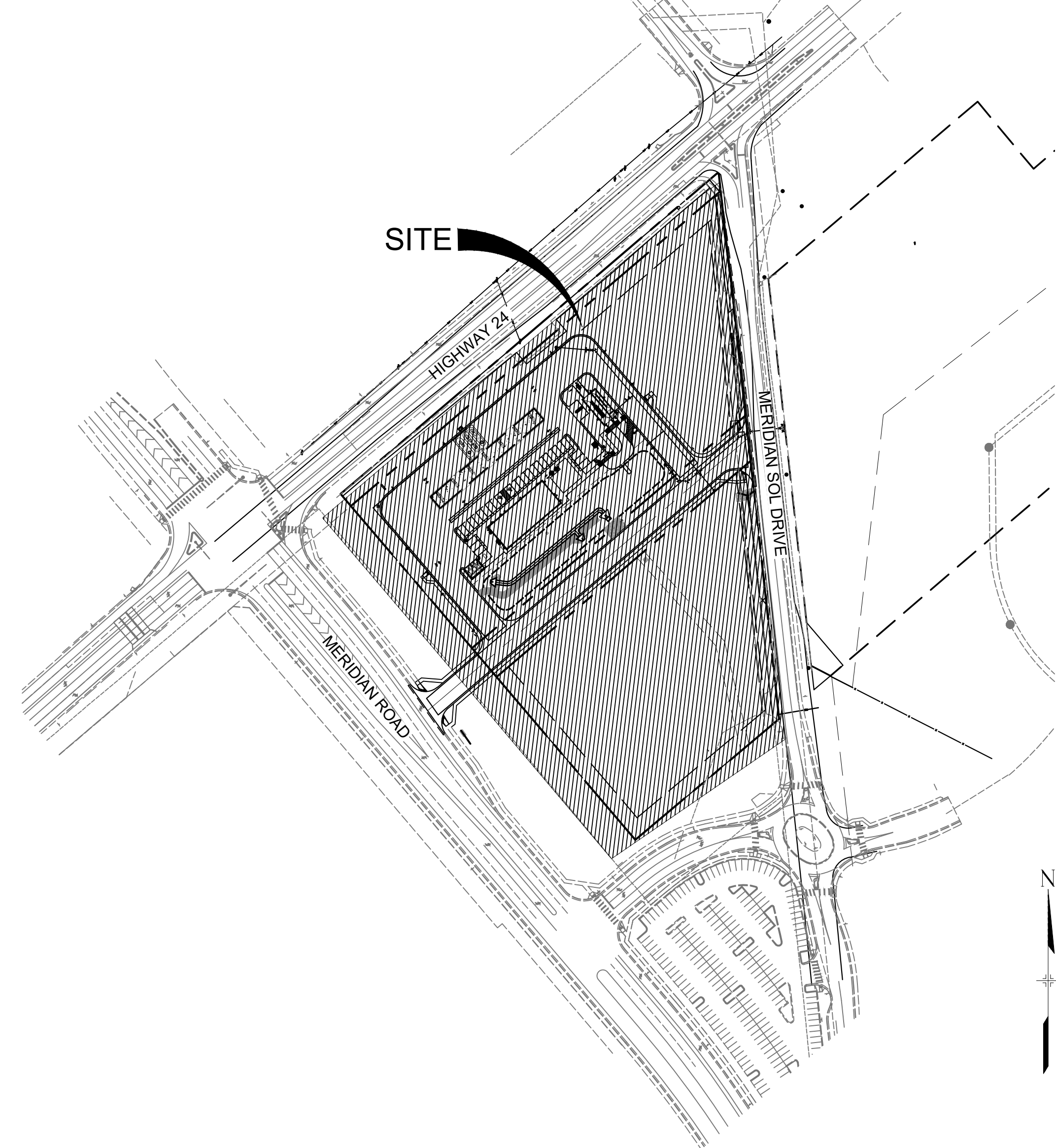


# CIRCLE K AT HIGHWAY 24 & MERIDIAN ROAD

## SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO  
JANUARY 2023



**SITE MAP**  
1" = 150'



**VICINITY MAP**  
1" = 2,000'

**SUMMARY DATA**

PROPERTY SIZE	5.31 ACRES
TAX SCHEDULE NO.	5312402016, 5312403003, 5312403004, 5312402015, 5312405003, 5312404003, 5312405005.
PROJECT ADDRESS	6970 MERIDIAN SOL DRIVE
DEVELOPMENT SCHEDULE	--
EL PASO COUNTY 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**

**LOT 1**

A PARCEL OF LAND BEING A PORTION OF BLOCKS 24 AND 25 AND PORTIONS THE VACATED ROADS AND ALLEYS AND PORTIONS OF ROADS TO BE VACATED IN FALCON SUBDIVISION, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 37 AND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY ROW LINE OF EASTERN AVENUE AS SHOWN ON SAID FALCON SUBDIVISION WITH THE EASTERLY ROW LINE MERIDIAN SOL DRIVE (PREVIOUSLY OLD MERIDIAN ROAD) FROM WHICH THE INTERSECTION OF SAID SOUTHEASTERLY ROW LINE OF EASTERN AVENUE WITH THE EASTERLY ROW LINE OF 8TH STREET (AS SHOWN ON SAID FALCON SUBDIVISION) BEARS S49°58'22"W, A DISTANCE OF 317.56 FEET; THENCE N06°19'16"W ALONG THE EASTERLY ROW LINE OF SAID MERIDIAN SOL DRIVE (SAID LINE BEING THE BASIS OF BEARINGS FOR ALL BEARINGS STATED HEREIN), A DISTANCE OF 556.22 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N06°19'16"W ALONG SAID EASTERLY ROW LINE, A DISTANCE OF 354.65 FEET;

THENCE N40°25'48"W, A DISTANCE OF 2.94 FEET;

THENCE S49°34'15"W AND PARALLEL WITH THE SOUTHEASTERLY ROW LINE OF US HIGHWAY 24, A DISTANCE OF 828.25 FEET TO THE EASTERLY ROW LINE SAID 8TH STREET;

THENCE S40°25'21"E ALONG SAID EASTERLY ROW LINE, A DISTANCE OF 296.05 FEET;

THENCE N49°37'09"E, A DISTANCE OF 629.41 FEET TO THE TRUE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 216,280 SQ. FT. OR 4.9651 ACRES, MORE OR LESS.

THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.

**TRACT A**

A PARCEL OF LAND BEING A PORTION OF PACIFIC AVENUE AND A PORTION OF 8TH STREET IN FALCON SUBDIVISION, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 37 AND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY ROW LINE OF EASTERN AVENUE AS SHOWN ON SAID FALCON SUBDIVISION WITH THE EASTERLY ROW LINE MERIDIAN SOL DRIVE (PREVIOUSLY OLD MERIDIAN ROAD) FROM WHICH THE INTERSECTION OF SAID SOUTHEASTERLY ROW LINE OF EASTERN AVENUE WITH THE EASTERLY ROW LINE OF 8TH STREET (AS SHOWN ON SAID FALCON SUBDIVISION) BEARS S49°58'22"W, A DISTANCE OF 317.56 FEET; THENCE N06°19'16"W ALONG THE EASTERLY ROW LINE OF SAID MERIDIAN SOL DRIVE (SAID LINE BEING THE BASIS OF BEARINGS FOR ALL BEARINGS STATED HEREIN), A DISTANCE OF 483.80 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N06°19'16"W ALONG SAID EASTERLY ROW LINE, A DISTANCE OF 72.42 FEET;

THENCE S49°37'09"W ALONG THE NORTHWESTERLY ROW LINE OF SAID PACIFIC AVENUE AND SAID LINE EXTENDED EASTERLY, A DISTANCE OF 629.41 FEET TO THE EASTERLY ROW LINE SAID 8TH STREET;

THENCE S40°25'21"E ALONG SAID EASTERLY ROW LINE, A DISTANCE OF 60.00 FEET;

THENCE N49°37'09"E ALONG THE SOUTHEASTERLY ROW LINE OF SAID PACIFIC AVENUE AND SAID LINE EXTENDED EASTERLY, A DISTANCE OF 588.81 FEET TO THE TRUE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 36,546 SQ. FT. OR 0.8390 ACRES, MORE OR LESS.

THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.

**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 BERRMS, 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

**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 D/PW 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.

**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'.

**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.

**GEOLOGY AND SOILS NOTE**

A GEOLOGY AND SOILS STUDY REPORT, \_\_\_\_\_ BY \_\_\_\_\_, DATED \_\_\_\_\_ 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.

**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: Nicole Schanel      DATE: 03/01/2023

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.

JOSHUA PALMER      DATE  
COUNTY ENGINEER / ECM ADMINISTRATOR

**OWNER/DEVELOPER:**

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

BY: Joe Pericak      DATE: 3/6/2023

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

**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 ALLWINE  
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

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

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



**CONSULTANTS:**

**Matrix**  
Excellence by Design  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100

**LAND DEVELOPMENT CONSULTANTS, LLC**  
950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

**OWNER/DEVELOPER:**

**CIRCLE K**  
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  
CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST RECENT PROJECT CONSTRUCTION DOCUMENTS. MATRIX DESIGN GROUP IS NOT RESPONSIBLE FOR CHANGES, ALTERATIONS, OR USE OF CONSTRUCTION DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL.

**VICINITY MAP:**

**PROJECT:**  
**CIRCLE K STORES INC.**

**SITE DEVELOPMENT PLAN**  
**HIGHWAY 24 & MERIDIAN ROAD**  
**FALCON, CO**

**REVISION HISTORY:**

NO.	DATE	DESCRIPTION	BY
1	09/08/2022	PER REVIEW COMMENTS	
2	09/30/2022	75% CD SUBMITTAL	
3	10/07/2022	100% CD SUBMITTAL	
4	12/02/2022	CD 1ST RE-SUBMITTAL	
5	01/19/2023	CD 2ND RE-SUBMITTAL	

**DRAWING INFORMATION:**

PROJECT NO: 21.1207.037  
DRAWN BY: LCB  
CHECKED BY: NMS  
DESIGNED BY: NMS

**SHEET TITLE:**  
**TITLE SHEET**

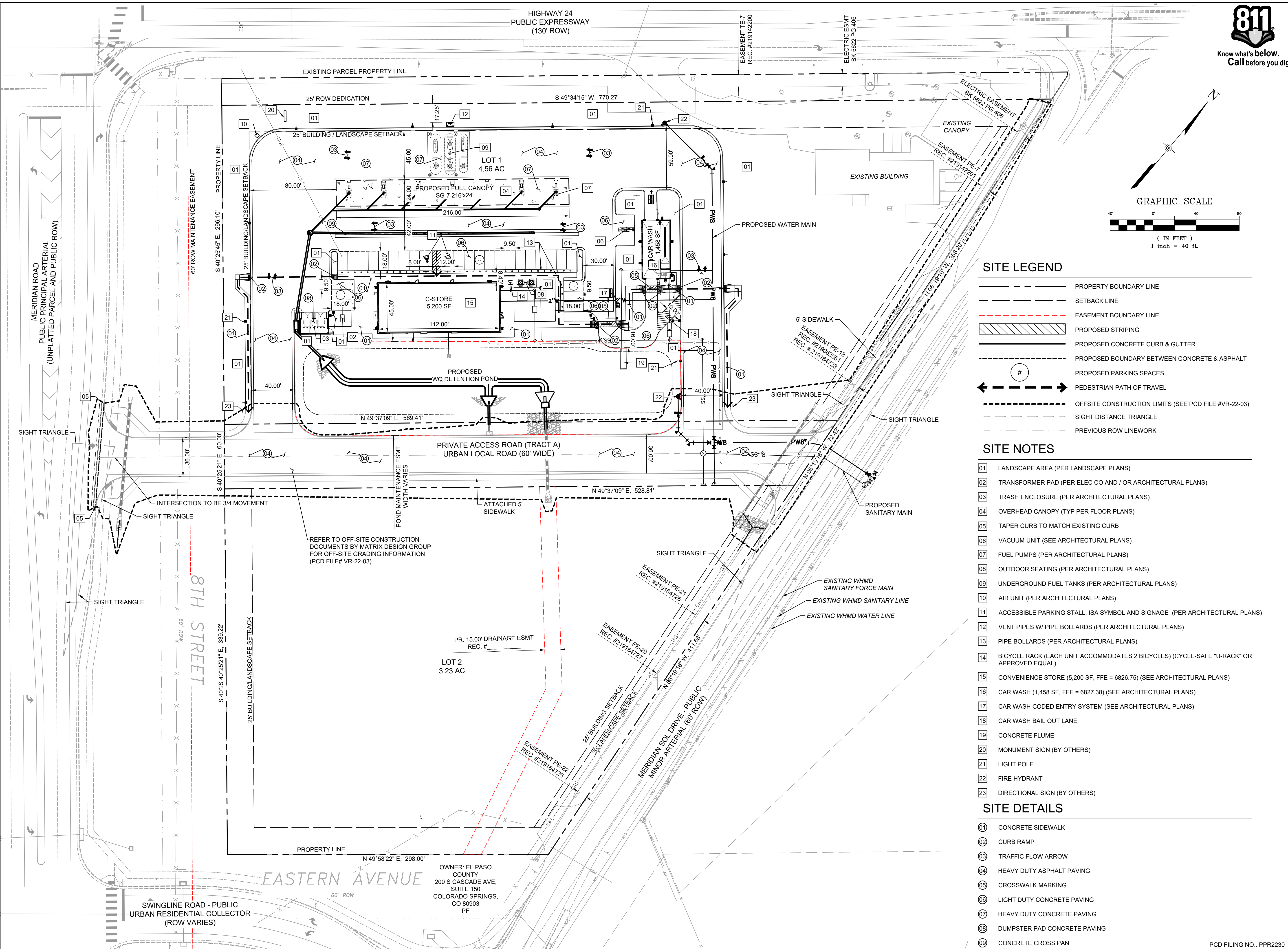
**SHEET 1 OF 2**  
**TS01**

ISSUE DATE: JANUARY 2023

FILE LOCATION: S:\CIRCLE K HWY 24 & MERIDIAN\DWG\PLAN\SET\SITE DEVELOPMENT PLANS\TS01\_SDP.DWG



FILE LOCATION: S:\CIRCLE K HWY 24 & MERIDIAN\DWG\PLAN SET\SITE DEVELOPMENT PLANS\SP01.DWG

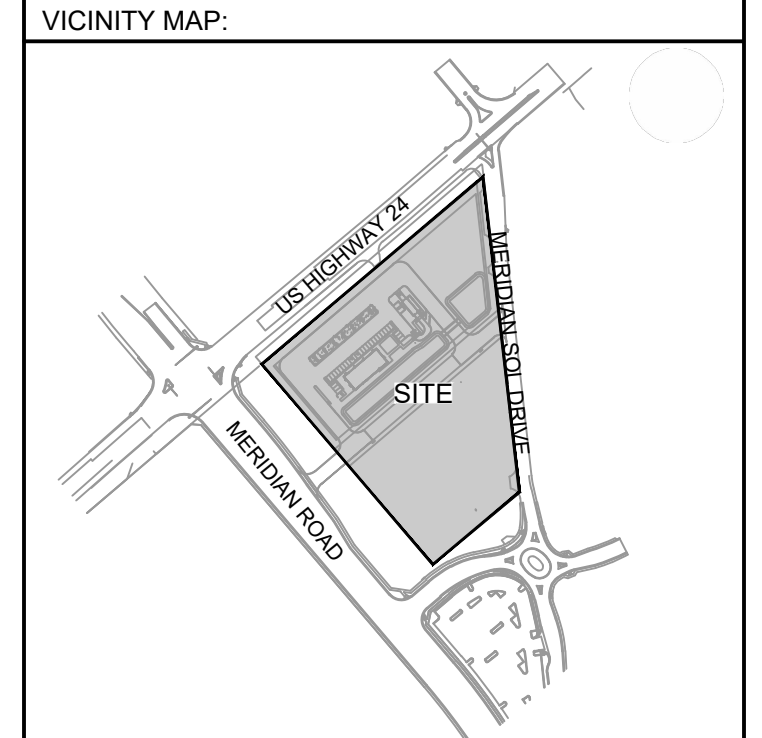


**Matrix**  
 Excellence by Design  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100

**LAND DEVELOPMENT**  
 CONSULTANTS, LLC  
 950 S. CHERRY ST., SUITE 512  
 DENVER, CO 80246

OWNER/DEVELOPER:  
**CIRCLE K**  
 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  
 CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST RECENT PROJECT CONSTRUCTION DOCUMENTS.  
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**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 (SEE PCD FILE #VR-22-03)
- · - · - SIGHT DISTANCE TRIANGLE
- · - · - PREVIOUS ROW LINEWORK

**SITE NOTES**

- 01 LANDSCAPE AREA (PER LANDSCAPE PLANS)
- 02 TRANSFORMER PAD (PER ELEC CO AND / OR ARCHITECTURAL PLANS)
- 03 TRASH ENCLOSURE (PER ARCHITECTURAL PLANS)
- 04 OVERHEAD CANOPY (TYP PER FLOOR PLANS)
- 05 TAPER CURB TO MATCH EXISTING CURB
- 06 VACUUM UNIT (SEE ARCHITECTURAL PLANS)
- 07 FUEL PUMPS (PER ARCHITECTURAL PLANS)
- 08 OUTDOOR SEATING (PER ARCHITECTURAL PLANS)
- 09 UNDERGROUND FUEL TANKS (PER ARCHITECTURAL PLANS)
- 10 AIR UNIT (PER ARCHITECTURAL PLANS)
- 11 ACCESSIBLE PARKING STALL, ISA SYMBOL AND SIGNAGE (PER ARCHITECTURAL PLANS)
- 12 VENT PIPES W/ PIPE BOLLARDS (PER ARCHITECTURAL PLANS)
- 13 PIPE BOLLARDS (PER ARCHITECTURAL 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
- 23 DIRECTIONAL SIGN (BY OTHERS)

**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

PROJECT:  
**CIRCLE K STORES INC.**  
 SITE DEVELOPMENT PLAN  
 HIGHWAY 24 & MERIDIAN ROAD  
 FALCON, CO

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DRAWING INFORMATION:  
 PROJECT NO: 21.1207.037  
 DRAWN BY: LCB  
 CHECKED BY: NMS  
 DESIGNED BY: NMS

**OVERALL SITE PLAN**

SHEET 2 OF 2  
 SP01  
 ISSUE DATE: JANUARY 2023