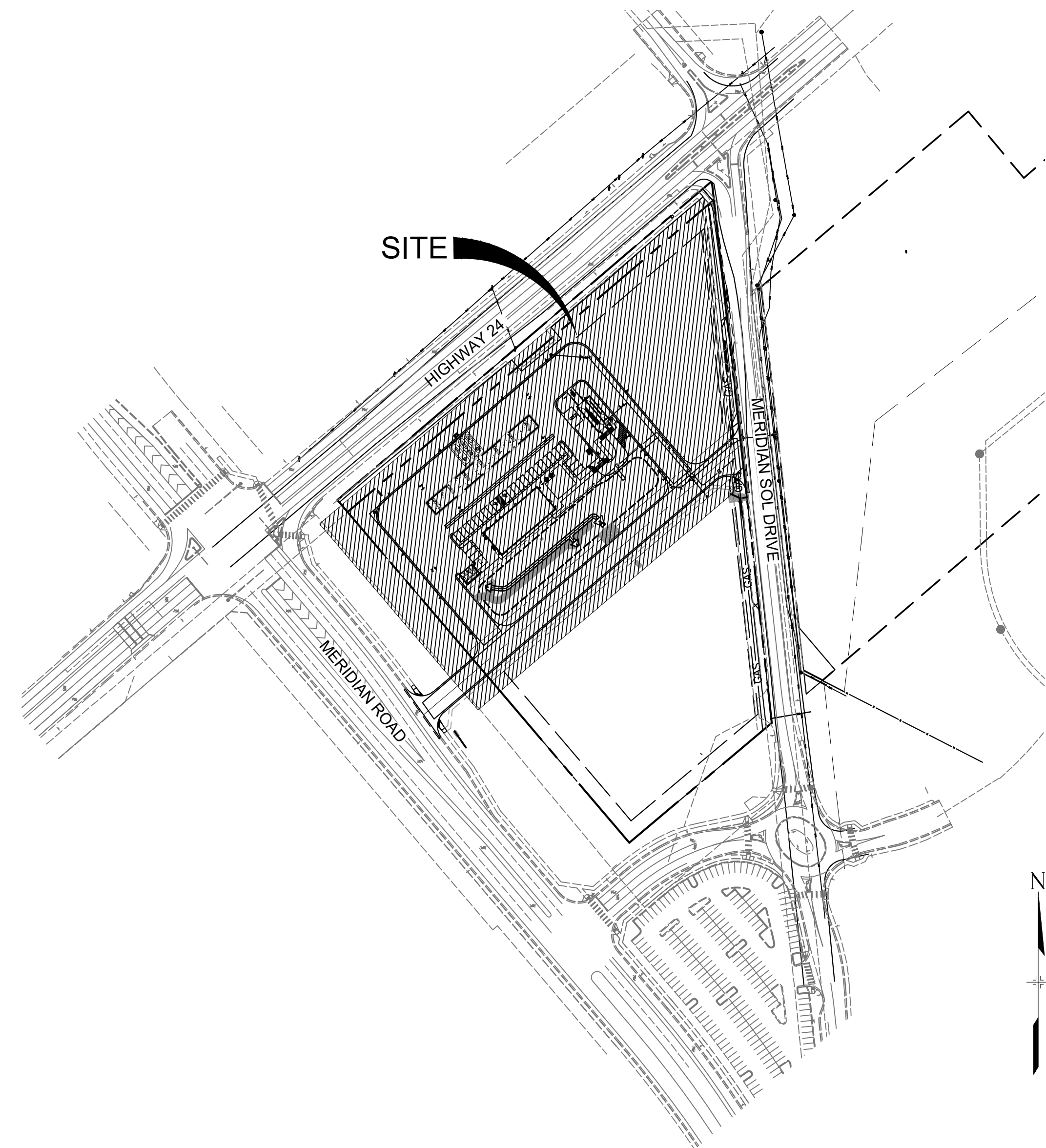


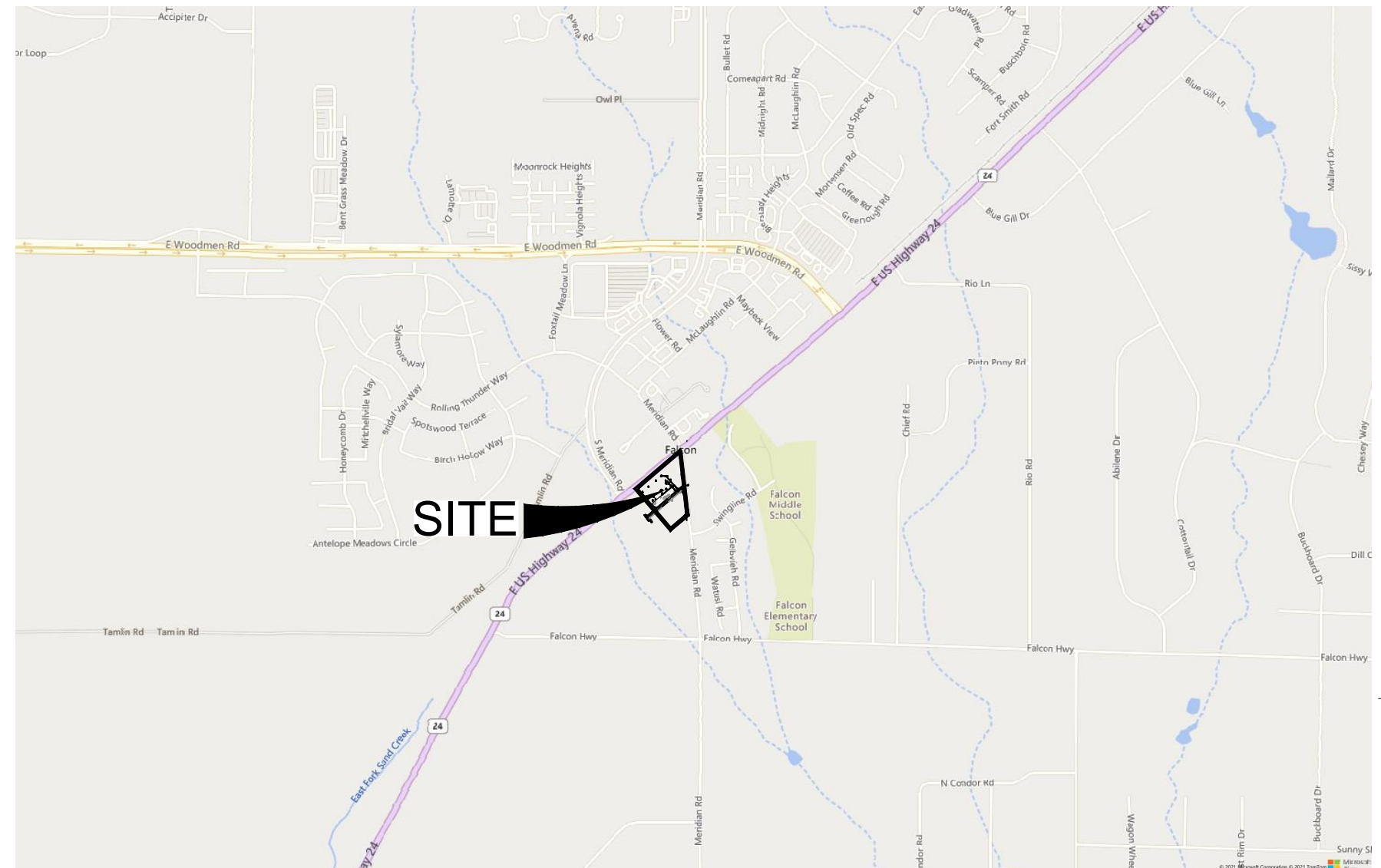
CIRCLE K AT HIGHWAY 24 & MERIDIAN ROAD

SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO
DECEMBER 2022



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 BERMS, 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 DPM T13S S12/57/513/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: _____ 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.

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.

ZOE PERICAK DATE
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

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

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

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

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

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
0	03/08/2022	INITIAL SDP SUBMITTAL	
1	09/06/2022	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	

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

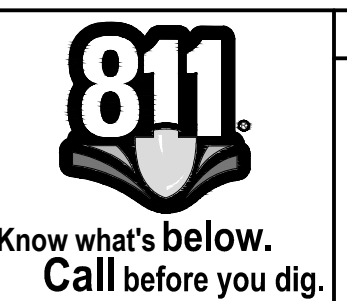
SHEET TITLE:
TITLE SHEET

**SHEET 1 OF 2
TS01**

ISSUE DATE: DECEMBER 2022

FILE LOCATION: S:\CIRCLE K HWY 24 & MERIDIAN\SDP\PLAN SETS\SITE DEVELOPMENT PLANS\TS01_SDP.DWG

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



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

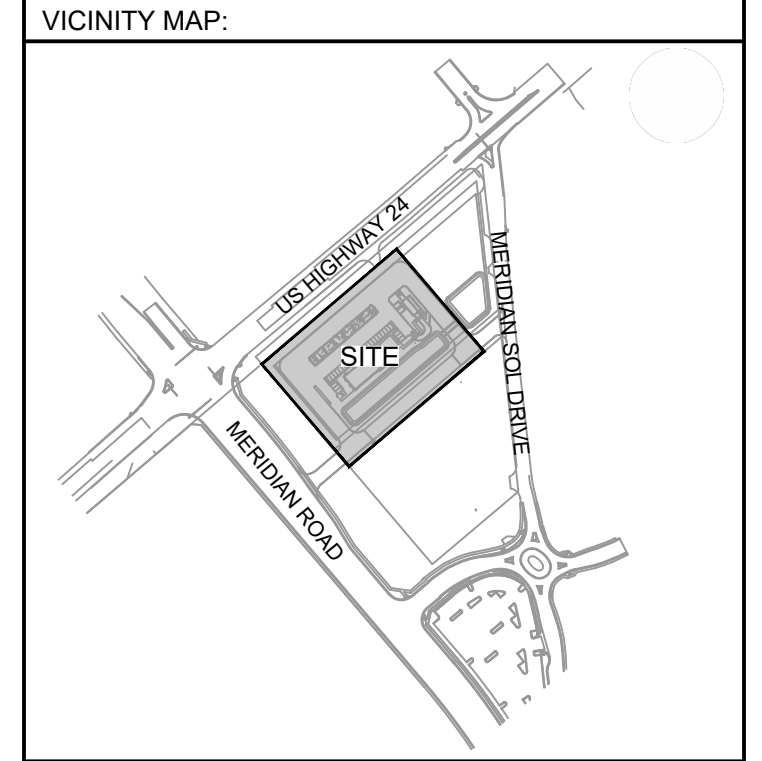
OWNER/DEVELOPER:



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.



PROJECT:
CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN

HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	03/08/2022	INITIAL SDP SUBMITTAL	
1	09/06/2022	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	

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: DECEMBER 2022

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

Correct property boundary to solid heavy black line

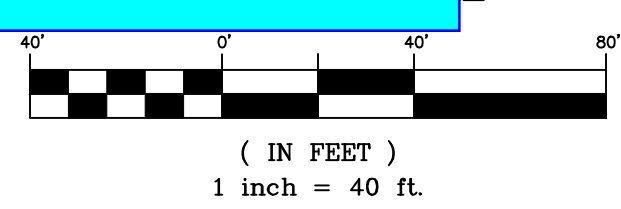
SITE NOTES

- 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
- 23 DIRECTIONAL SIGN (BY OTHERS)

SITE DETAILS

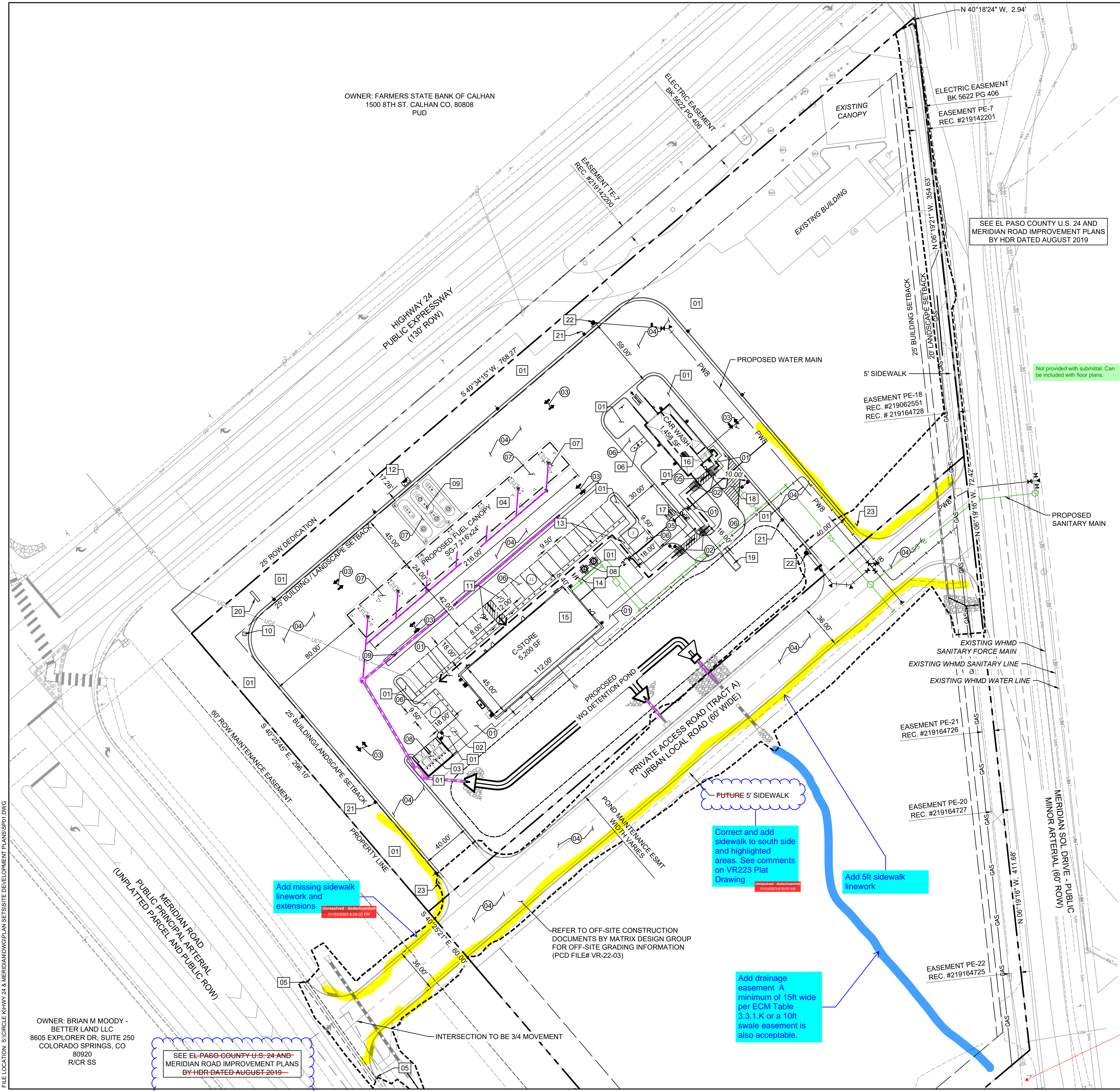
- 01 CONCRETE SIDEWALK
- 02 CURB RAMP
- 03 TRAFFIC FLOW ARROW
- 04 HEAVY DUTY ASPHALT PAVING
- 05 CROSSWALK MARKING
- 06 LIGHT DUTY CONCRETE PAVING
- 07 HEAVY DUTY CONCRETE PAVING
- 08 DUMPSTER PAD CONCRETE PAVING
- 09 CONCRETE CROSS PAN

Please adjust site plan drawing to include the complete southern property boundary or include an additional sheet with match-line for all of LOT #2
The Location and dimension of the all property lines, rights-of-way, and all existing and proposed easements must be shown on the site plan
The 8th Street and Eastern Street ROW linework must be shown.



(IN FEET)
1 inch = 40 ft.

PCD FILING NO.: PPR2230



Add missing sidewalk linework and extensions

FUTURE 5' SIDEWALK
Correct and add sidewalk to south side and highlighted areas. See comments on VR223 Plat Drawing

Add 5ft sidewalk linework

Add drainage easement. A minimum of 15ft wide per ECM Table 3.3.1.K or a 10ft swale easement is also acceptable.

SEE EL PASO COUNTY U.S. 24 AND MERIDIAN ROAD IMPROVEMENT PLANS BY HDR DATED AUGUST 2019

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

Correct note to indicate "See City of Colorado Springs Meridian Rd Improvement Plan" not County

See VR223 Notes from COS Engineering

FILE LOCATION: S:\CIRCLE K HWY 24 & MERIDIAN\DWG\PLAN\SDP\SDP01.DWG

Site Development Plan_V3.pdf Markup Summary

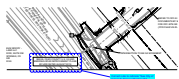
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Date: 1/3/2023 10:13:26 AM
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Layer:
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Not provided with submittal. Can be included with floor plans.

1/3/2023 4:21:14 PM (1)



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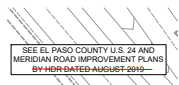
Correct note to indicate "See City of Colorado Springs Meridian Rd Improvement Plan" not County

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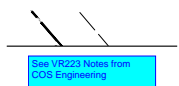
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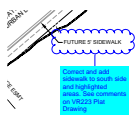
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See VR223 Notes from COS Engineering

1/3/2023 4:22:42 PM (1)

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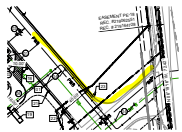
Correct and add sidewalk to south side and highlighted areas. See comments on VR223 Plat Drawing

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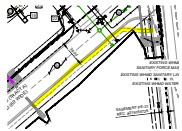
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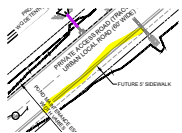
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Color: 
Layer:
Space:

1/3/2023 4:23:48 PM (1)



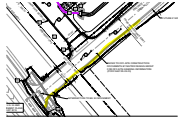
Subject: Highlight
Page Label: [2] 2 SP01
Author: eschoenheit
Date: 1/3/2023 4:23:48 PM
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Layer:
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1/3/2023 4:23:53 PM (1)



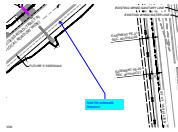
Subject: Highlight
Page Label: [2] 2 SP01
Author: eschoenheit
Date: 1/3/2023 4:23:53 PM
Status:
Color: 
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Space:

1/3/2023 4:24:07 PM (1)



Subject: Highlight
Page Label: [2] 2 SP01
Author: eschoenheit
Date: 1/3/2023 4:24:07 PM
Status:
Color: ■
Layer:
Space:

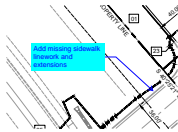
1/3/2023 4:24:39 PM (1)



Subject: Callout
Page Label: [2] 2 SP01
Author: eschoenheit
Date: 1/3/2023 4:24:39 PM
Status:
Color: ■
Layer:
Space:

Add 5ft sidewalk linework

1/3/2023 4:28:00 PM (1)



Subject: Callout
Page Label: [2] 2 SP01
Author: eschoenheit
Date: 1/3/2023 4:28:00 PM
Status:
Color: ■
Layer:
Space:

Add missing sidewalk linework and extensions

1/3/2023 4:28:02 PM (1)



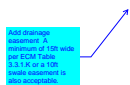
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Page Label: [2] 2 SP01
Author: eschoenheit
Date: 1/3/2023 4:28:02 PM
Status:
Color: ■
Layer:
Space:

1/3/2023 4:30:28 PM (1)



Subject: Highlight
Page Label: [2] 2 SP01
Author: eschoenheit
Date: 1/3/2023 4:30:28 PM
Status:
Color: ■
Layer:
Space:

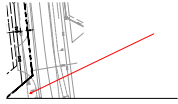
1/4/2023 12:13:37 PM (1)



Subject: Callout
Page Label: [2] 2 SP01
Author: eschoenheit
Date: 1/4/2023 12:13:37 PM
Status:
Color: ■
Layer:
Space:

Add drainage easement A minimum of 15ft wide per ECM Table 3.3.1.K or a 10ft swale easement is also acceptable.

1/4/2023 7:19:55 AM (1)



Subject: Arrow
Page Label: [2] 2 SP01
Author: eschoenheit
Date: 1/4/2023 7:19:55 AM
Status:
Color: ■
Layer:
Space:

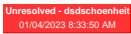
1/4/2023 7:26:33 AM (1)



Subject: Text Box
Page Label: [2] 2 SP01
Author: eschoenheit
Date: 1/4/2023 7:26:33 AM
Status:
Color: ■
Layer:
Space:

Correct property boundary to solid heavy black line

1/4/2023 7:33:50 AM (1)



Subject: Unresolved
Page Label: [2] 2 SP01
Author: eschoenheit
Date: 1/4/2023 7:33:50 AM
Status:
Color: ■
Layer:
Space:

1/4/2023 9:16:53 AM (1)



Subject: Text Box
Page Label: [2] 2 SP01
Author: eschoenheit
Date: 1/4/2023 9:16:53 AM
Status:
Color: ■
Layer:
Space:

Please adjust site plan drawing to include the complete southern property boundary or include an additional sheet with match-line for all of LOT #2

The Location and dimension of the all property lines, rights-of-way, and all existing and proposed easements must be shown on the site plan

The 8th Street and Eastern Street ROW linework must be shown.