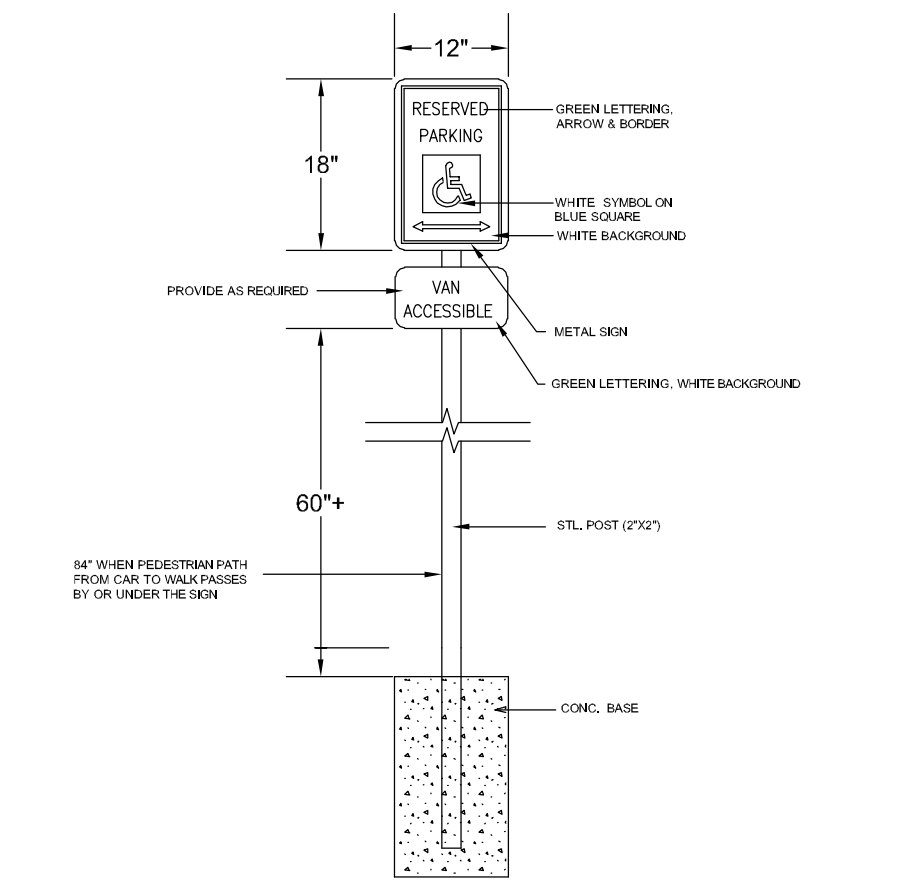
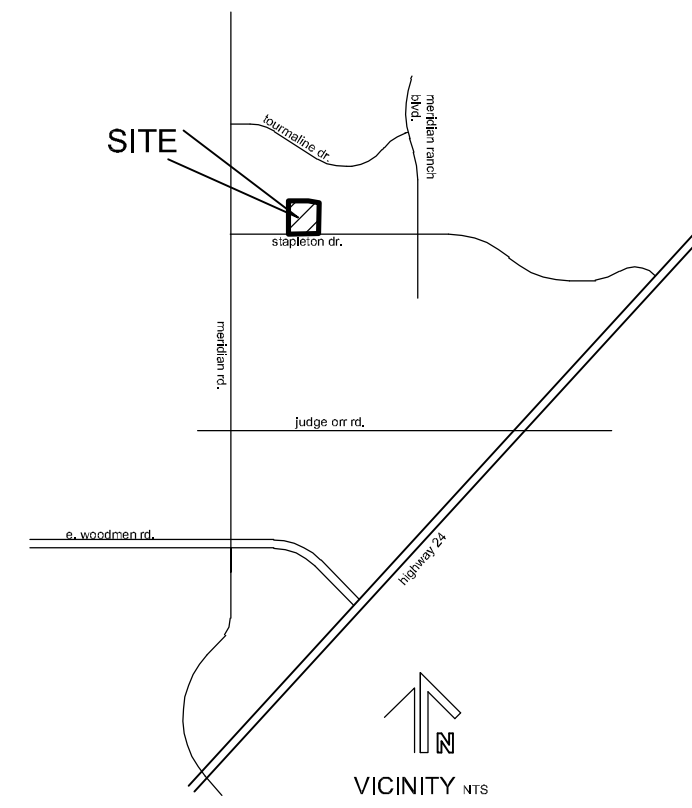
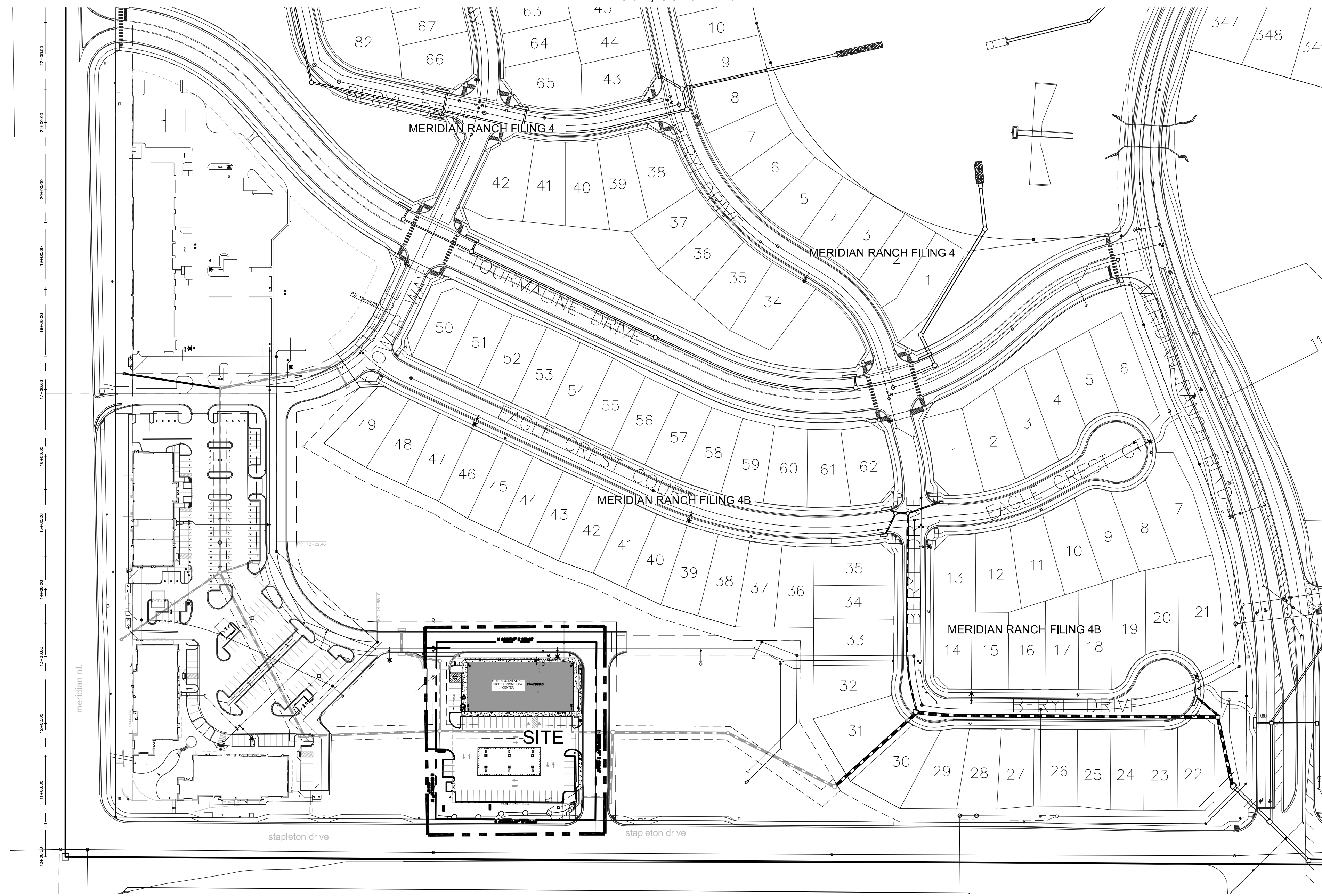


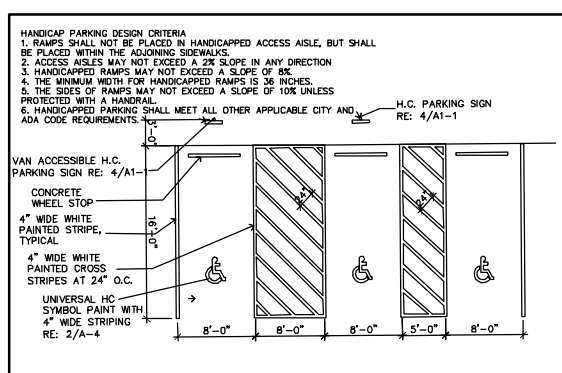
THE SHOPS FILING NO. 2 AT MERIDIAN RANCH LOT 2

SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO.
FALCON, COLORADO

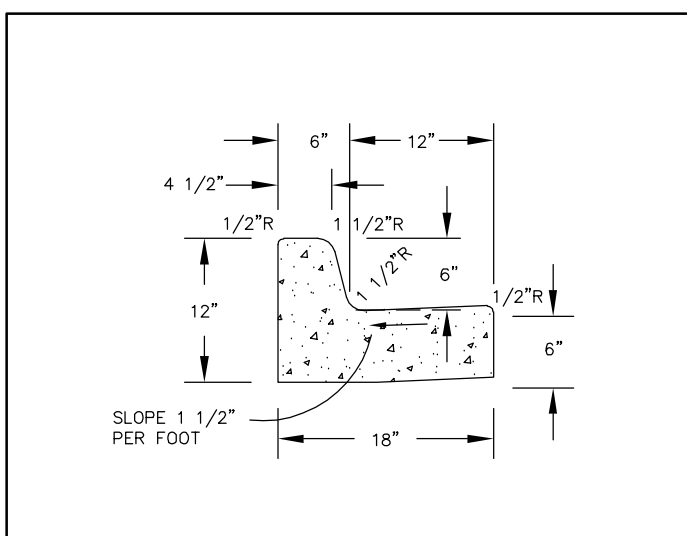
APPROVED
Plan Review
10/24/2024 9:14:18 AM
dschowser
EPC Planning & Community
Development Department



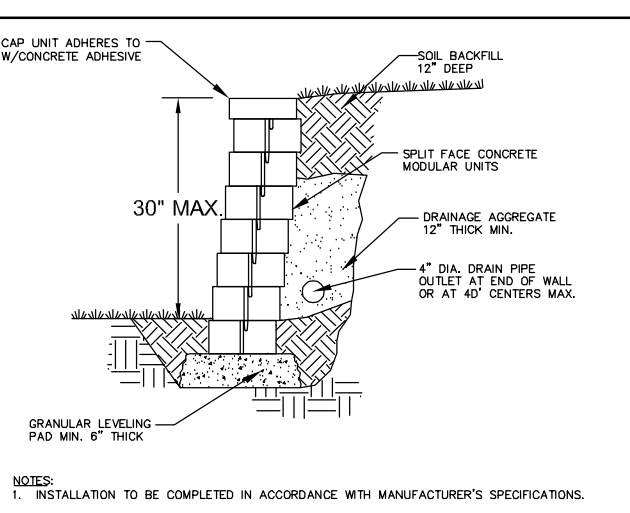
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N.T.S.



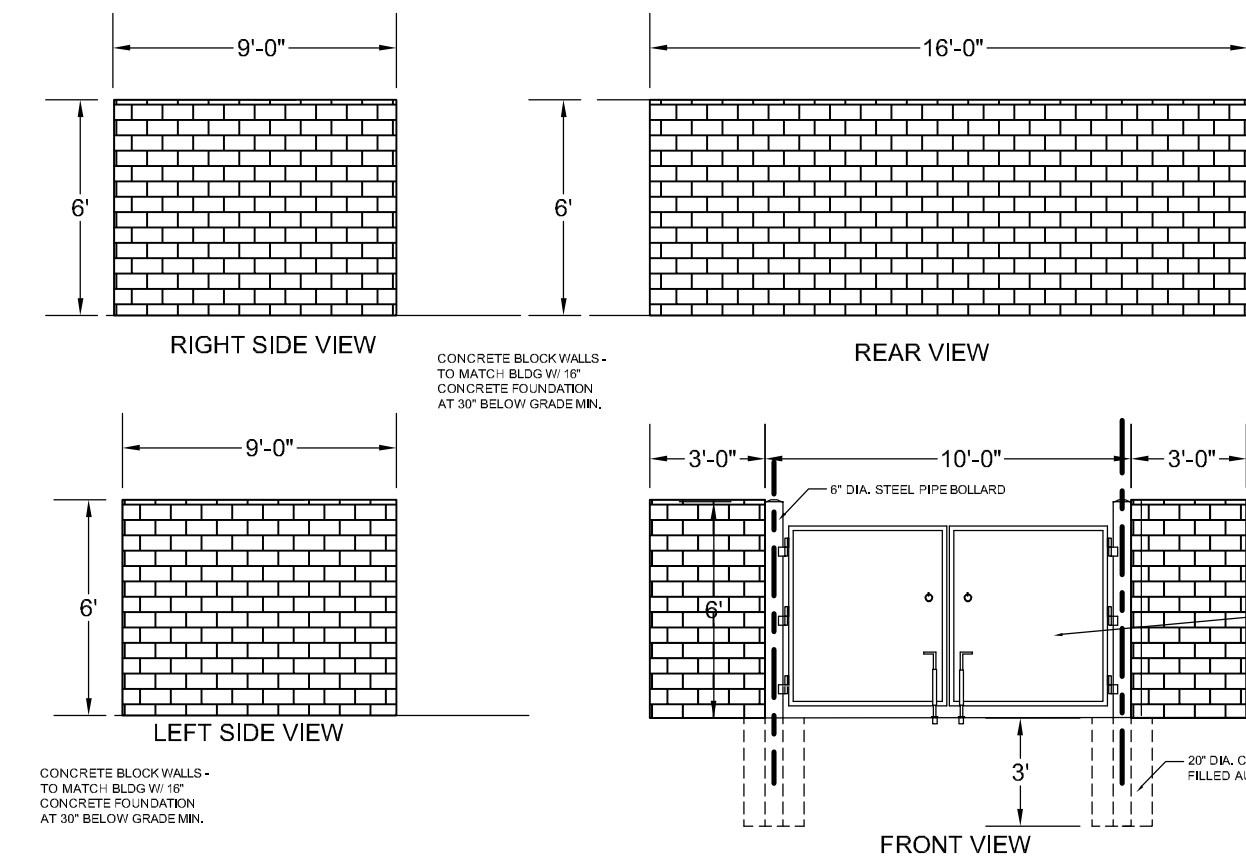
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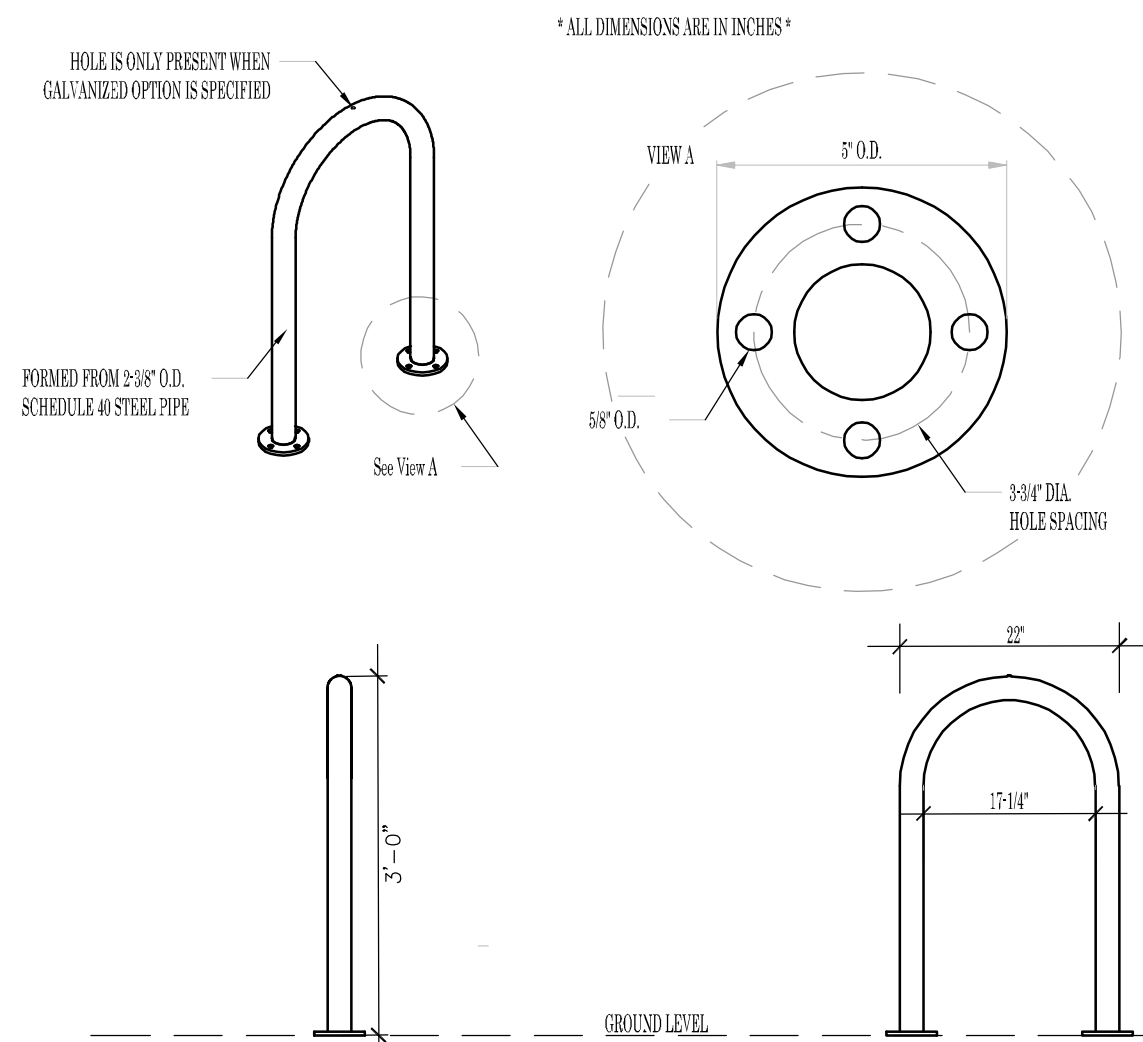
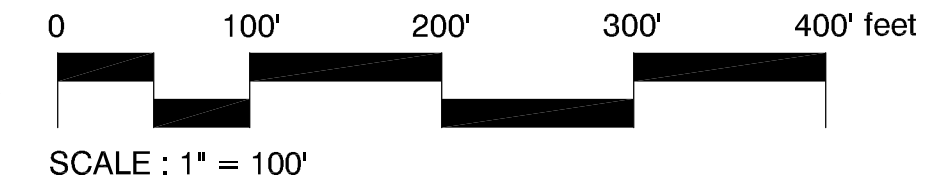
C TYPICAL CURB AND GUTTER
N.T.S.



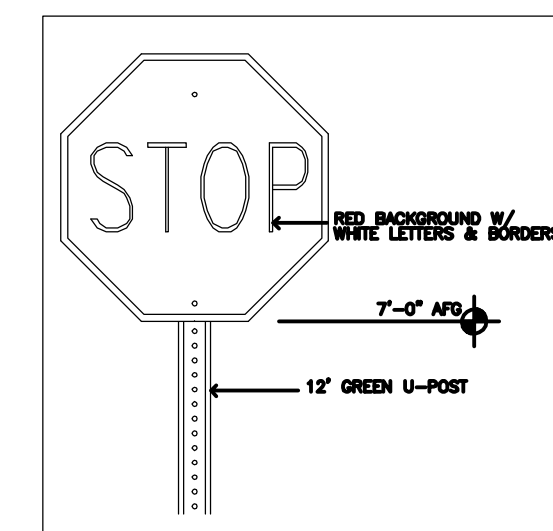
D RETAINING WALL DETAIL
N.T.S.



E TRASH ENCLOSURE
N.T.S.



F BIKE LOOP
N.T.S.



E STOP SIGN DETAIL

LEGAL:
THE SHOPS AT MERIDIAN RANCH LOT 2 FILING NO. 1A

SITE DATA

tax schedule no.:	4230319056
area	1.46 ACRE
ex zone	CR
proposed zone	N/A
ex use	VACANT
proposed use	GAS STATION/COMMERCIAL CENTER, LESS THAN 10 ACRES
development schedule	FALL 2024

LOT INFO

bldg area	11,800sf
max. bldg height	45'
prop. bldg height	26'
bldg setbacks	
front	25'
side	25'
rear	25'
	GAS CANOPY HAS A 25' SETBACK
%lot coverage	25% (15,828sf)
bldgs	60% (38,446sf)
impermeous	15% (9,300sf)
landscaping	

PARKING

bldg area	11,800 sf commercial center
ratio	1/2500sf = 47 spaces plus 1 space per employee = 2 spaces
required (incl h/c)	49 (incl 2 h/c)
provided	50 (incl 2 h/c)

ADA DESIGN PROFESSIONAL STANDARD NOTE:

The party responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this plan by the County of El Paso Colorado does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

SHEET INDEX

1.....	Site development plan
2.....	Landscape plan
3.....	Landscape details
4.....	Photometric plan
5.....	Sign plan
6.....	
7.....	
8.....	

OWNER INFO

company name	HUNJIAN GAS STATIONS LLC
address	12599 MT. LINDSEY DR.
city/state	PEYTON, CO 80831
phone no	

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133
115 S. Weber

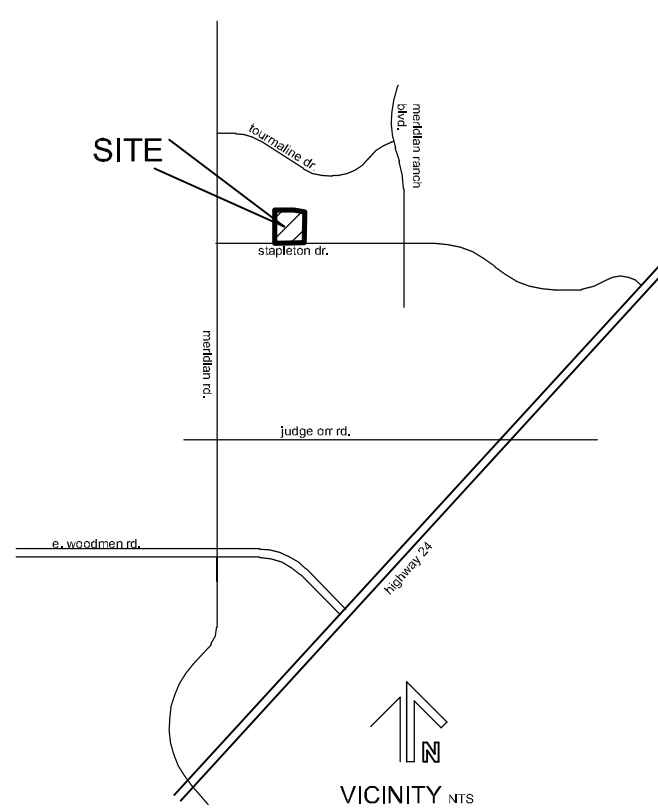
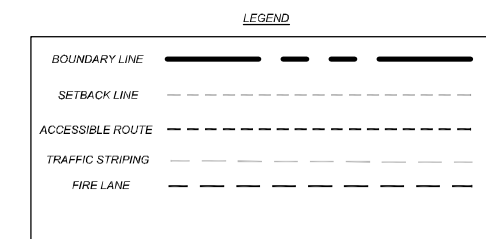
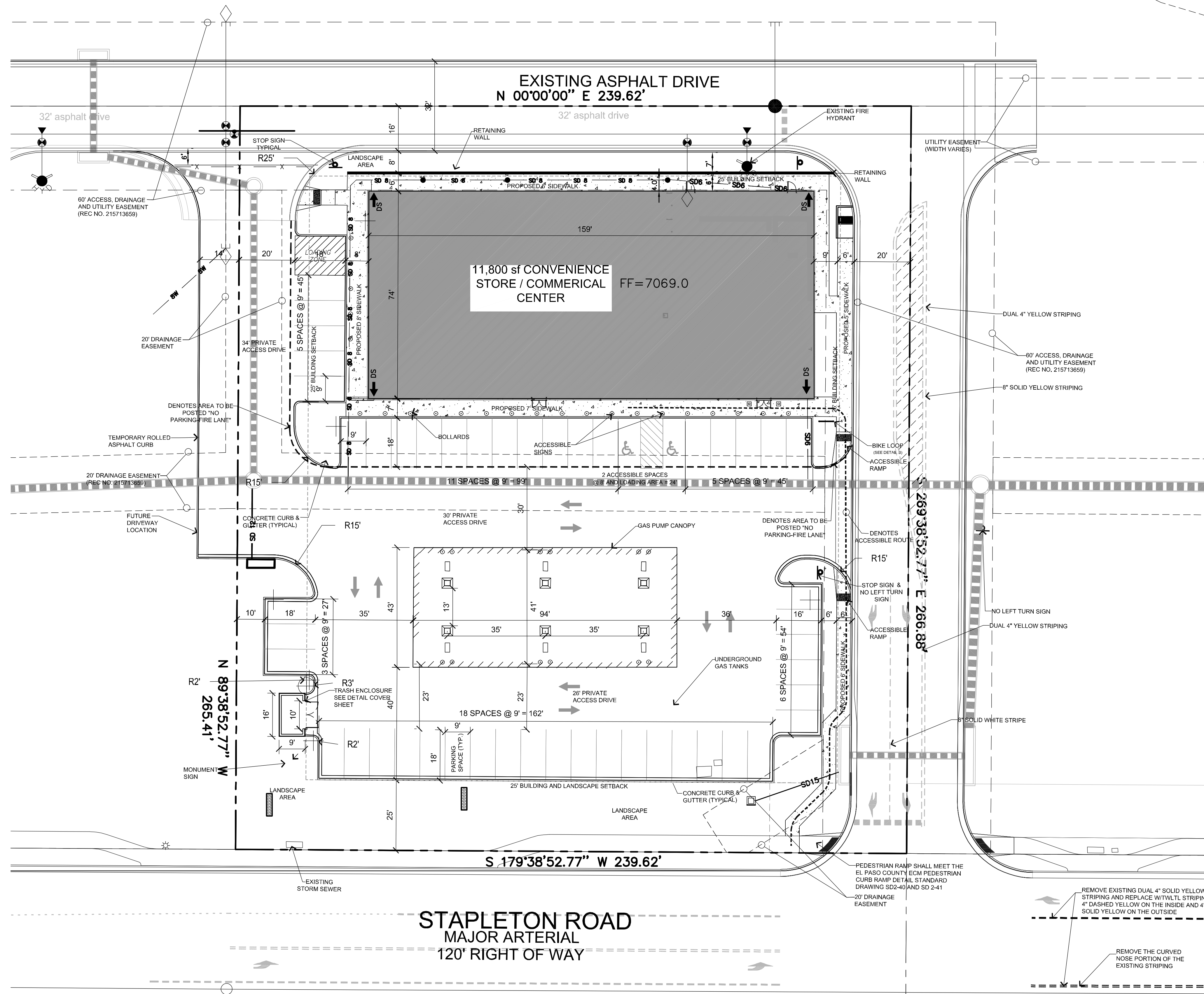
Shops @ Meridian
Ranch
Meridian Road
Falcon, CO

Job No: 18-115
Directory: Planning
File: Site development plan 7-06-2024
Drawn By: DEN
Date: 10/12/2022
Revised:

DRAWING NO.
COVER
SITE DEVELOPMENT PLAN

THE SHOPS FILING NO. 2 AT MERIDIAN RANCH, LOT 2

SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO.
FALCON, COLORADO



LEGAL:
THE SHOPS FILING NO. 2 AT MERIDIAN RANCH, LOT 2

SITE DATA

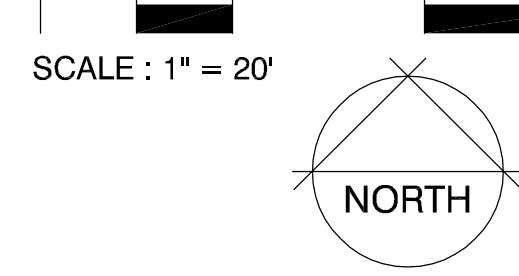
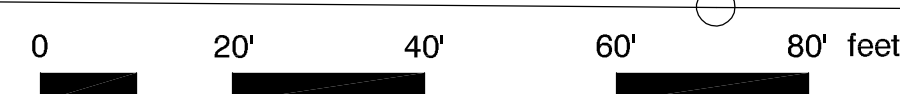
tax schedule no.:	4230319056
area	1.46 ACRE
ex zone	CR
proposed zone	N/A
ex use	VACANT
proposed use	GAS STATION/COMMERCIAL CENTER, LESS THAN 10 ACRES
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impervious	60% (38,446sf)
landscaping	15% (9,300sf)

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required (incl h/c)	49 (incl 2h/c)
provided	50 (incl 2h/c)



OWNER INFO

company name	HUNJIAN GAS STATIONS LLC
address	12599 MT. LINDSEY DR.
city/state	PEYTON, CO 80831
phone no	

Structural:
Electrical:
Mechanical:
Plumbing:

Shops @ Meridian
Ranch
11810 Stapleton Drive
Falcon, CO

Job No. 18.113
Directory Planning
File Site development plan 7056204
Drawn By DIN
Date 12/12/2022
Revised:

DRAWING NO.
1
SITE DEVELOPMENT PLAN

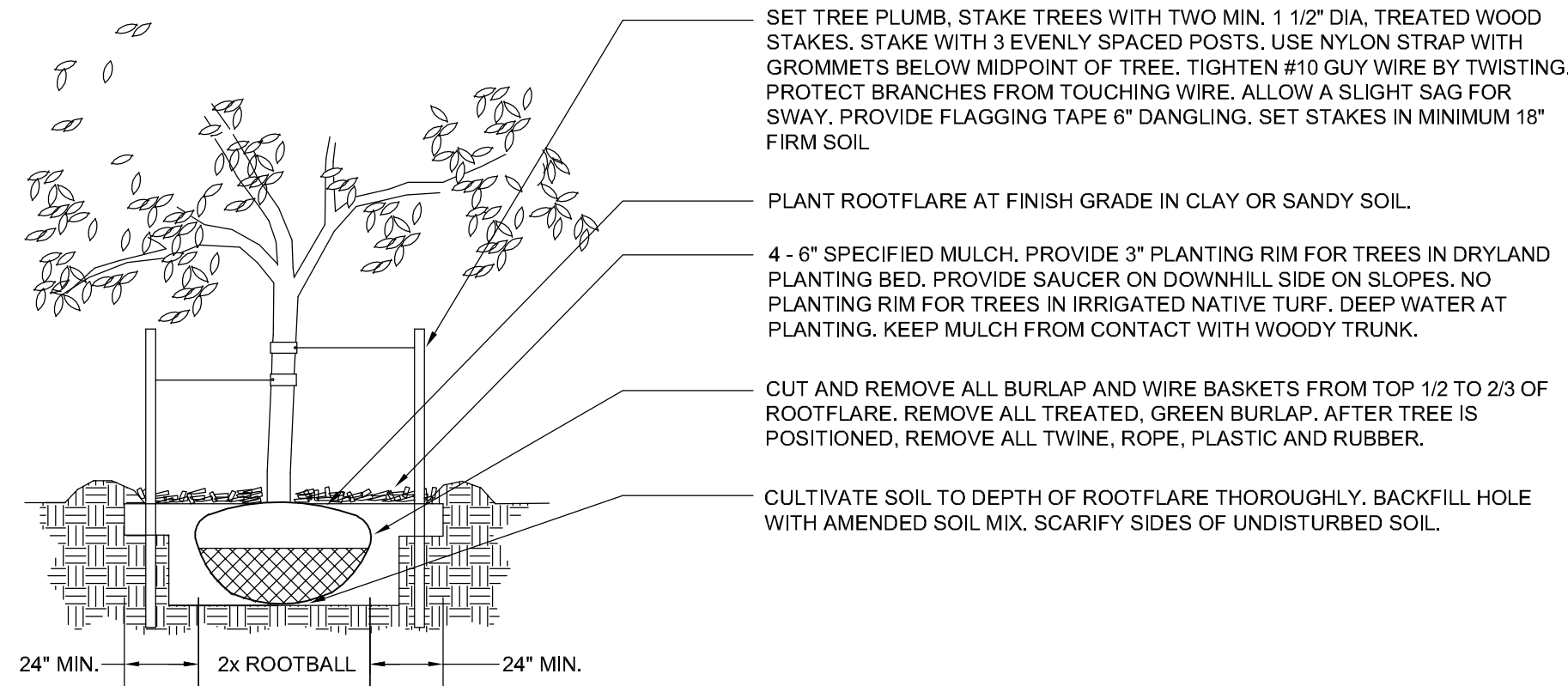
THE SHOPS FILING NO. 2 AT MERIDIAN RANCH LOT 2

LANDSCAPE DETAILS

EL PASO COUNTY, COLORADO.
FALCON, COLORADO

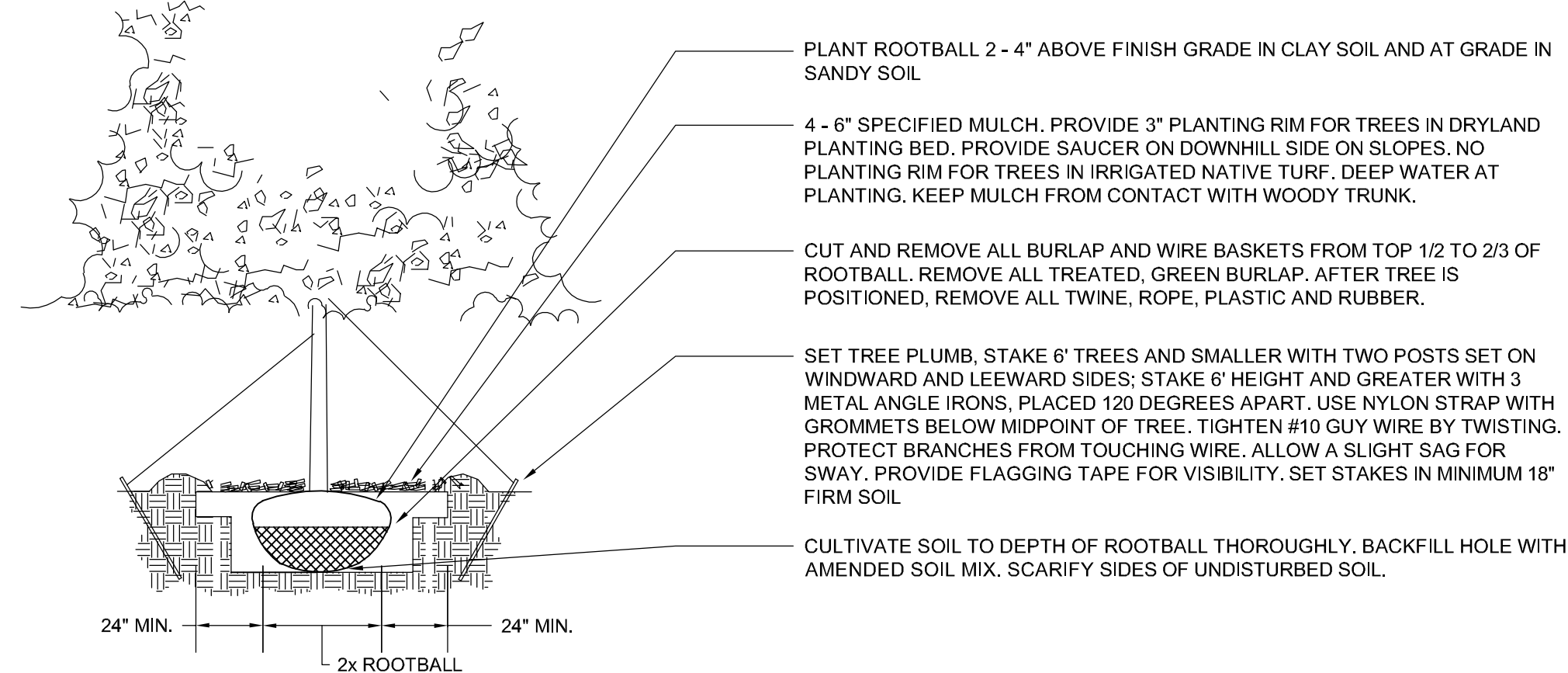


- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
 - STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE. METAL POST WILL NOT BE APPROVED



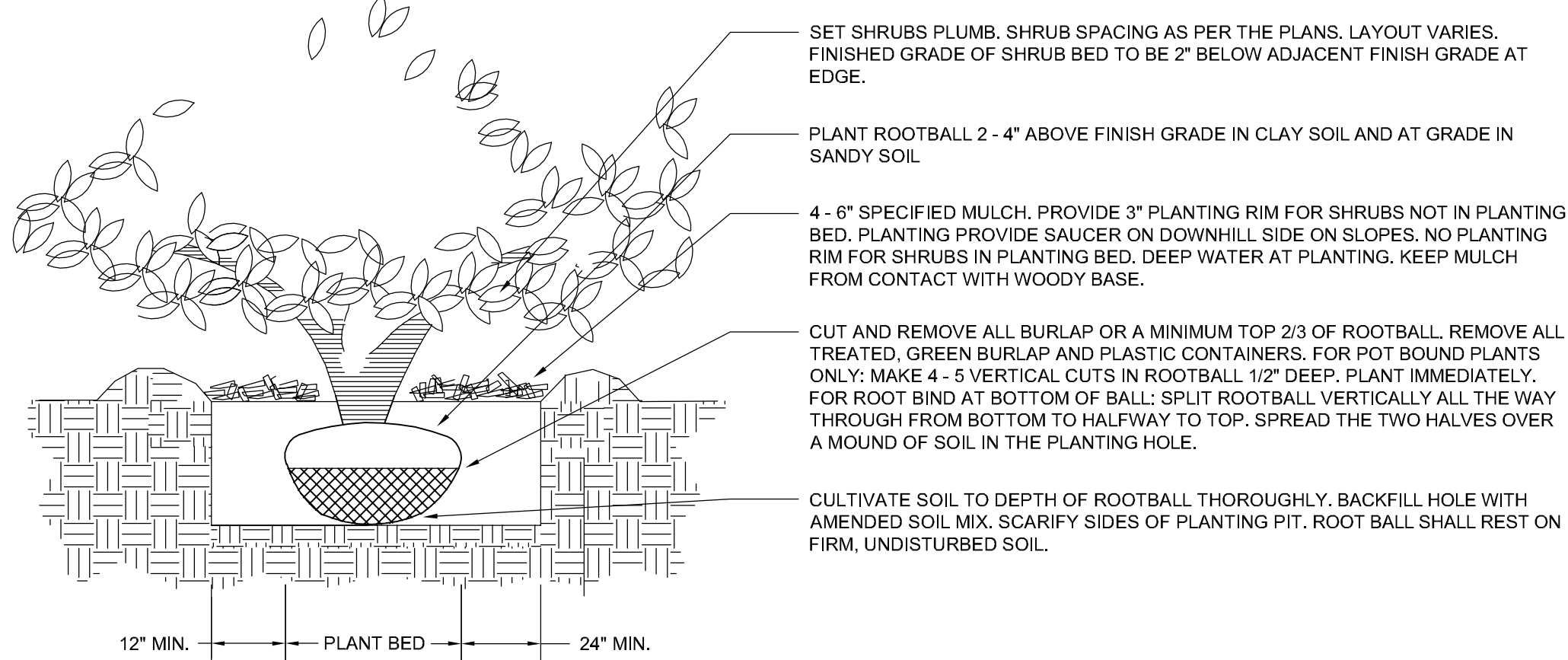
a
2-8 DECIDUOUS TREE PLANTING DETAIL
N.T.S.

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

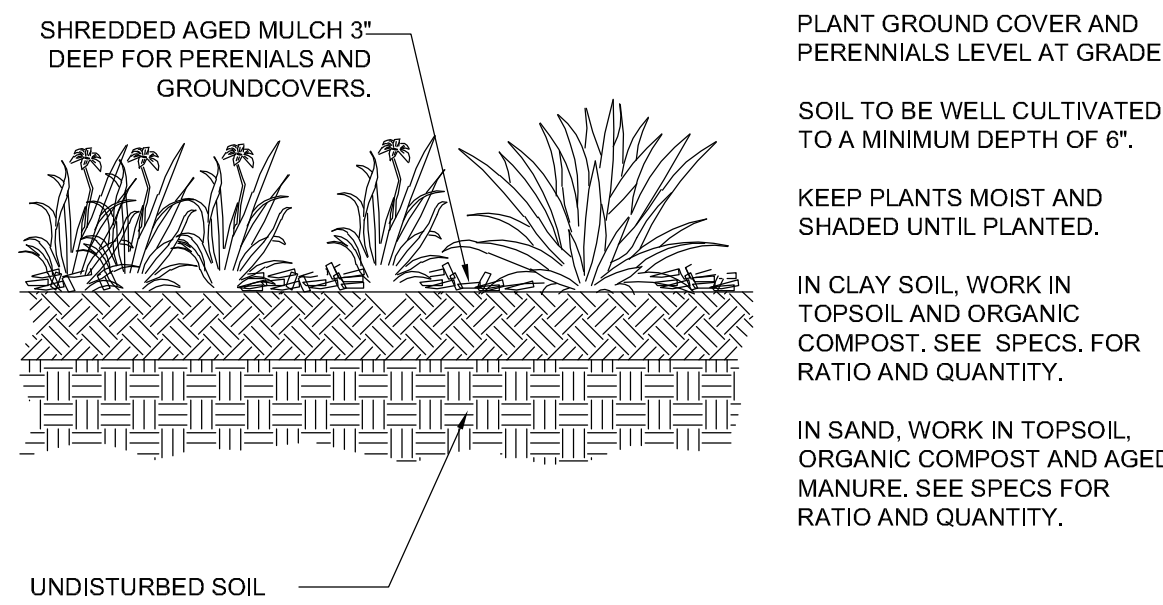


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2-8 EVERGREEN TREE PLANTING DETAIL
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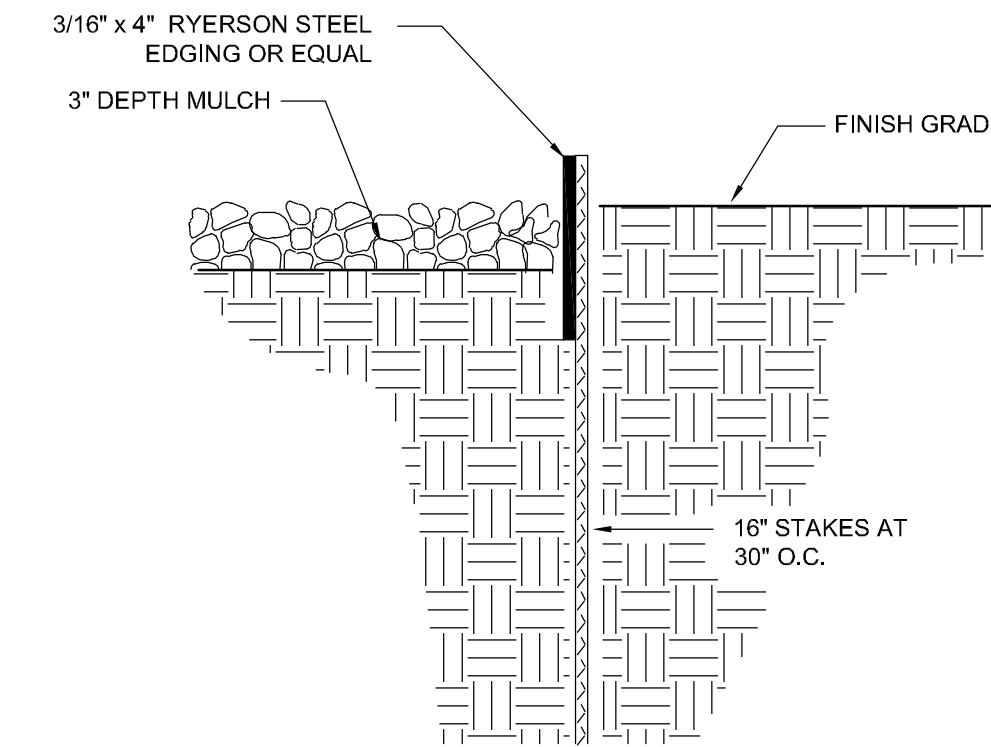
- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



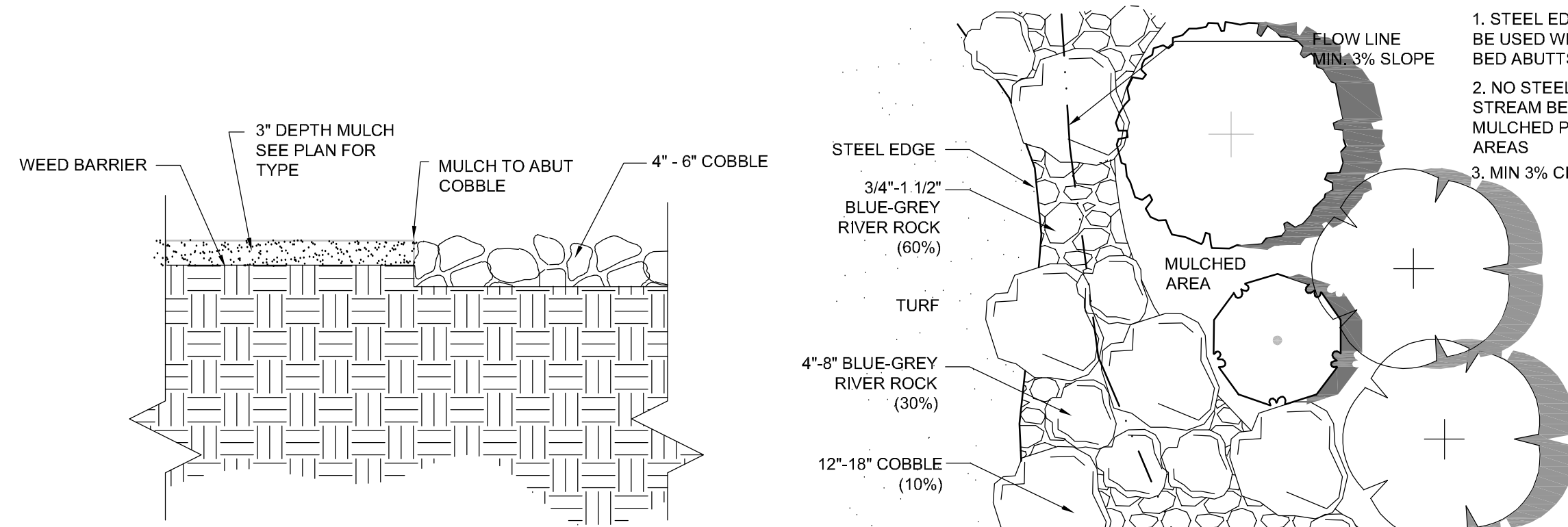
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2-8 SHRUB PLANTING DETAIL
N.T.S.



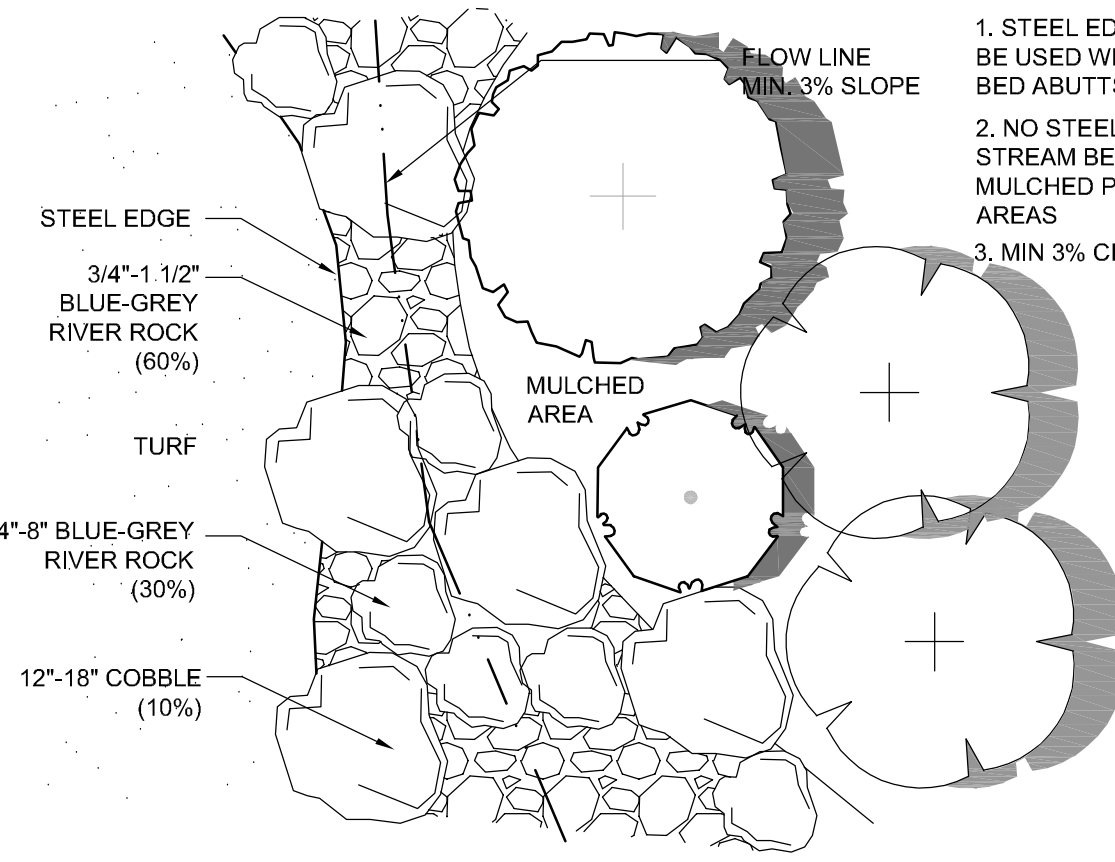
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2-8 PERENNIAL/GROUND COVER PLANTING DETAIL
N.T.S.



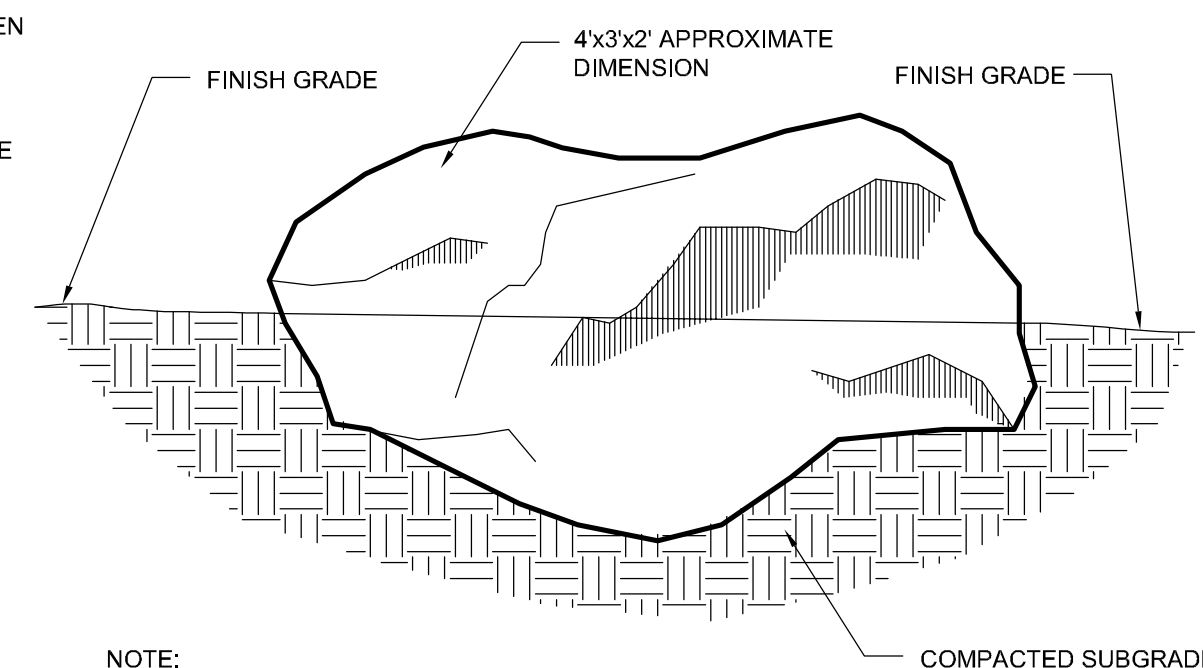
e
2-8 STEEL EDGE DETAIL
N.T.S.



f
2-8 COBBLE @ MULCH
N.T.S.



g
2-8 TYPICAL STREAM BED
N.T.S.



NOTE:
1/2" OF ROCK SHALL BE BURIED

h
2-8 LANDSCAPE BOULDER
N.T.S.

GENERAL LANDSCAPE NOTES:

- PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
- ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
- SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:
 - 3 cubic yards per 1000 s.f. of a mixture of aged manure and top soil to increase organic matter.
 - 2.3 lbs per 1000 s.f. of Sulfur every 4-6 weeks or peat moss (1-3 cy/1000sf) to lower the pH.
 - 3 lbs per 1,000 sf of Nitrate for every 0.1 lb of N apply 1/2 lb urea or 1/2 lb of ammonium sulfate.
 - 3 lbs of P205 per 1,000 sf to increase the Phosphorus
 - 2 lbs of K20 per 1,000 sf to increase the Potassium

- RECOMMENDED BACKFILL:
- TRI-MIX III as supplied by C&C Sand
 - To be applied as backfill in planting pits

- ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
- SEEDING AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
 - IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
 - ORGANIC MULCH: All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
 - INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
 - LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
 - STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER WITH 16" stakes at 30" O.C., color shall be green.
 - INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction while trench is open and after completion of system installation prior to seeding or sodding. The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
 - Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
 - AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING THE BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER CITY OF COLORADO SPRINGS.
 - GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.
 - TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 8'8" OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKPILED ON SITE FOR MORE THEN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

IRRIGATION NOTES:

- IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION PLAN APPLICATION SUBMITTAL AND APPROVAL MUST BE COMPLETED BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED. CONTRACTOR TO PROVIDE A FINAL IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.
- All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, wires, and valve.
- Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing all hard construction.
- The contractor shall adjust all valves and spray nozzles for optimum coverage.
- Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.
- Backflow preventer should be located in a locked/secured metal enclosure.
- Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to utilize tree ring assembly constructed of 2" dripline(diameter to match root ball). Reference Rainbird standard dripline tree detail.
- All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only (see seeding notes).
- Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.
- Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (i.e. MP Rotators).
- All turf, seeded and drip areas should be zoned SEPARATELY.

- All seeded areas are to be irrigated with permanent in-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.

OWNER INFO

company name HUNJIAN GAS STATIONS LLC

address 12599 MT. LINDSEY DR.
PEYTON, CO 80831

phone no

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133
115 S. Weber

Structural:
Electrical:
Mechanical:
Plumbing:

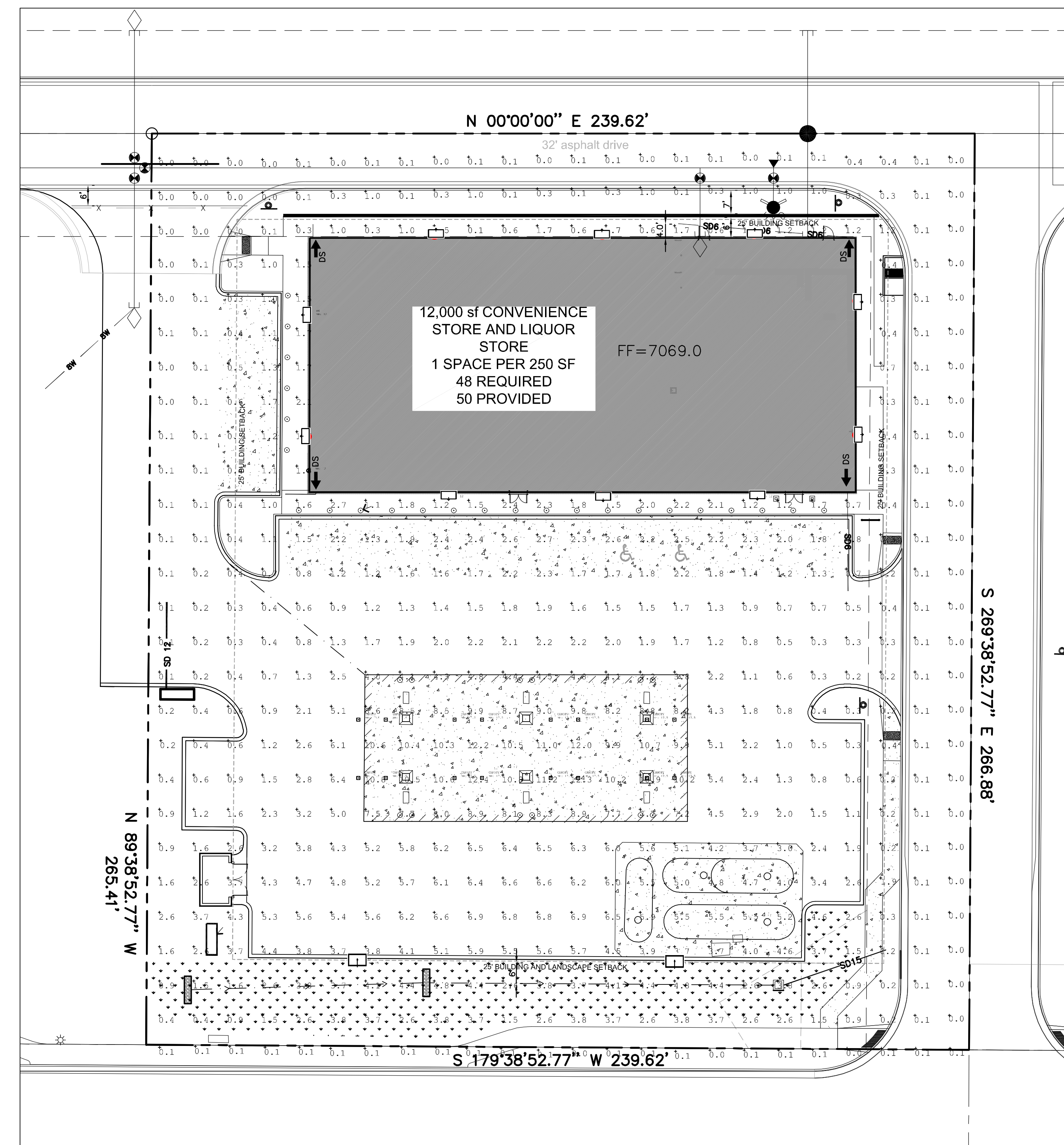
Shops @ Meridian Ranch
Meridian Road
Falcon, CO

File No. 18.118
Directory Landscape
File Site development plan 4-12-2018
Drawn By DEN
Date 6/22/2018
Revised 10/4/2018

DRAWING NO.
3
LANDSCAPE
DETAILS

THE SHOPS FILING NO. 2 AT MERIDIAN RANCH

PHOTOMETRIC PLAN
EL PASO COUNTY, COLORADO.
FALCON, COLORADO



12,000 sf CONVENIENCE STORE AND LIQUOR STORE
1 SPACE PER 250 SF
48 REQUIRED
50 PROVIDED

FF=7069.0

BEACON
RATIO Series
ANALOG LIGHT FIXTURE

FEATURES

- Low profile LED luminaire with a variety of RFL configurations for the application to be used.
- Features a clear lens which allows for a wide beam spread.
- Clear lens allows for a wide beam spread.
- Clear lens allows for a wide beam spread.

CONTROL TECHNOLOGY
NX LIGHTING CONTROLS

INSTALLATION

KEY DATA

Lighting Type	LED
Beam Spread	30°
Mounting Height	10'-0"
Footcandle	0.855

BEACON
RATIO Series
ANALOG LIGHT FIXTURE

ADDITIONAL INFORMATION (CONT'D)

UNIVERSAL MOUNTING (ASU)

PROGRAMMED CONTROLS

ADD Control Options	Configuration Codes	Example Code Point
Auto-On Options	0-999	0-999
Auto-Off Options	0-999	0-999
Auto-On/Off	0-999	0-999

KEY DATA

Lighting Type	LED
Beam Spread	30°
Mounting Height	10'-0"
Footcandle	0.855

BEACON
Vanish
ANALOG LIGHT FIXTURE

FEATURES

- Low profile LED luminaire with a variety of RFL configurations for the application to be used.
- Features a clear lens which allows for a wide beam spread.
- Clear lens allows for a wide beam spread.

CONTROL TECHNOLOGY
NX LIGHTING CONTROLS

INSTALLATION

KEY DATA

Lighting Type	LED
Beam Spread	30°
Mounting Height	10'-0"
Footcandle	0.855

BEACON
RATIO Wall
ANALOG LIGHT FIXTURE

PHOTOMETRY

TYPE 2 **TYPE 3** **TYPE 4** **TYPE 4W**

DIMENSIONS

ADDITIONAL INFORMATION

KEY DATA

Lighting Type	LED
Beam Spread	30°
Mounting Height	10'-0"
Footcandle	0.855

BEACON
RATIO Series
ANALOG LIGHT FIXTURE

ADDITIONAL INFORMATION

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BEACON
RATIO Wall
ANALOG LIGHT FIXTURE

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CONTROL TECHNOLOGY
NX LIGHTING CONTROLS

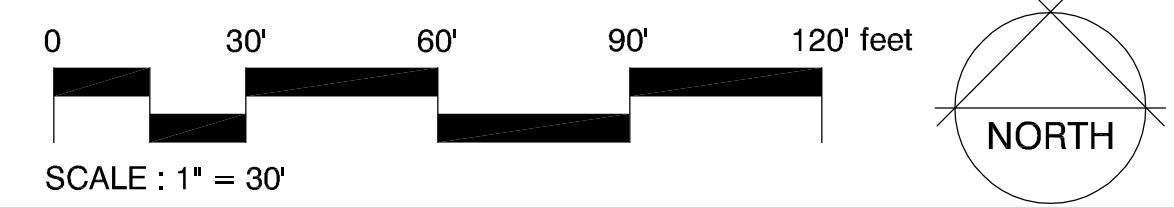
INSTALLATION

KEY DATA

Lighting Type	LED
Beam Spread	30°
Mounting Height	10'-0"
Footcandle	0.855

Qty	Label	Arrangement	LLF	Description	Tag
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2	S3	SINGLE	0.855	RAR2-480L-210-4K7-3-U	BEACON
5	W4	SINGLE	0.855	RWL1-48L-25-4K7-4W-U	BEACON

Symbol	Qty	Label	Arrangement	LLF	Description
□	16	CANOPY	SINGLE	0.855	VSH-30-4K7-UNV
□	2	S3	SINGLE	0.855	RAR2-480L-210-4K7-3-U
□	5	W4	SINGLE	0.855	RWL1-48L-25-4K7-4W-U



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber
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Shop's @ Meridian
Site Development Plan
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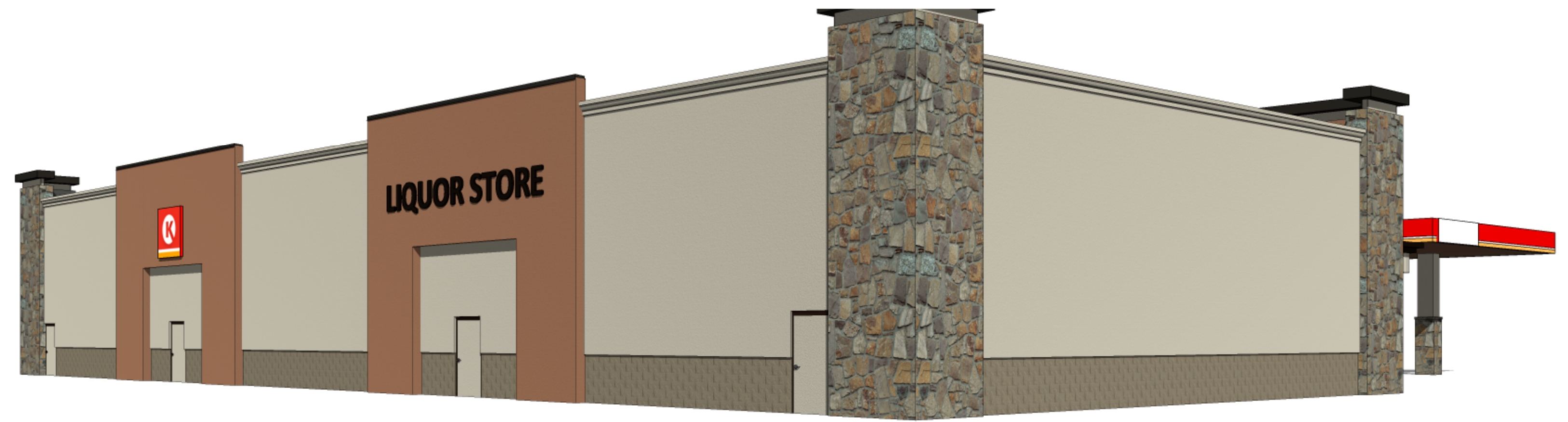
Job No. 18-115
Directory: Planning
File: Site Development plan 6-4-2014
Drawn By: DIN
Date: 6/22/2018
Revised: 10/4/2018

DRAWING NO. 4
PHOTOMETRIC PLAN

OWNER INFO
company name: HUNJAN GAS STATIONS LLC
address city/state: 12599 MT. LINSEY DR. PEYTON, CO 80831
phone no:

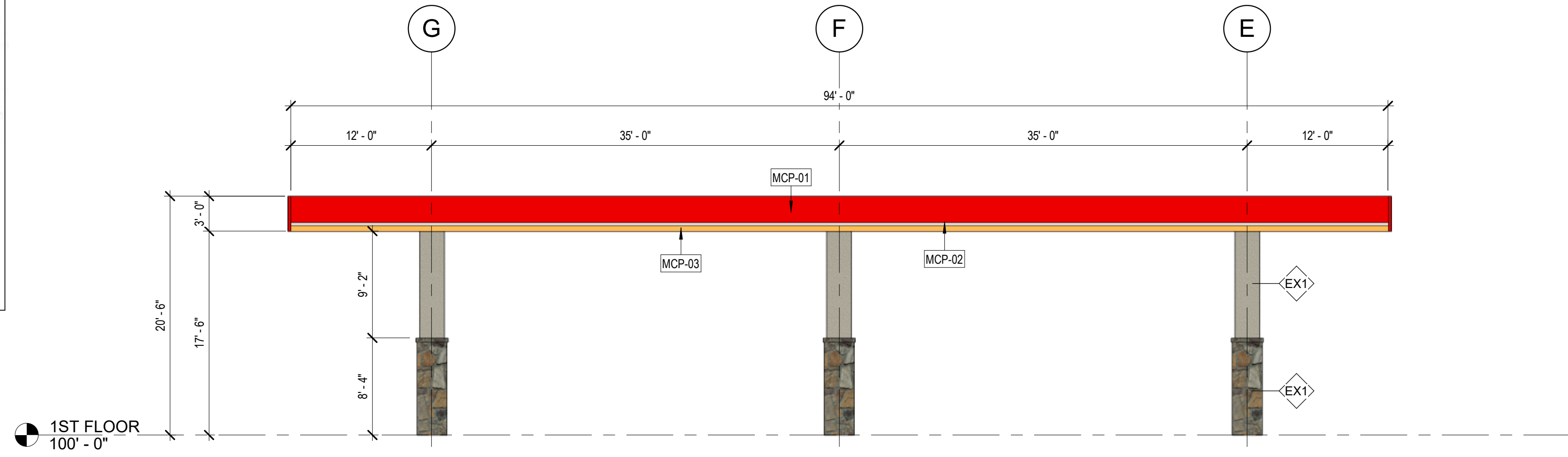
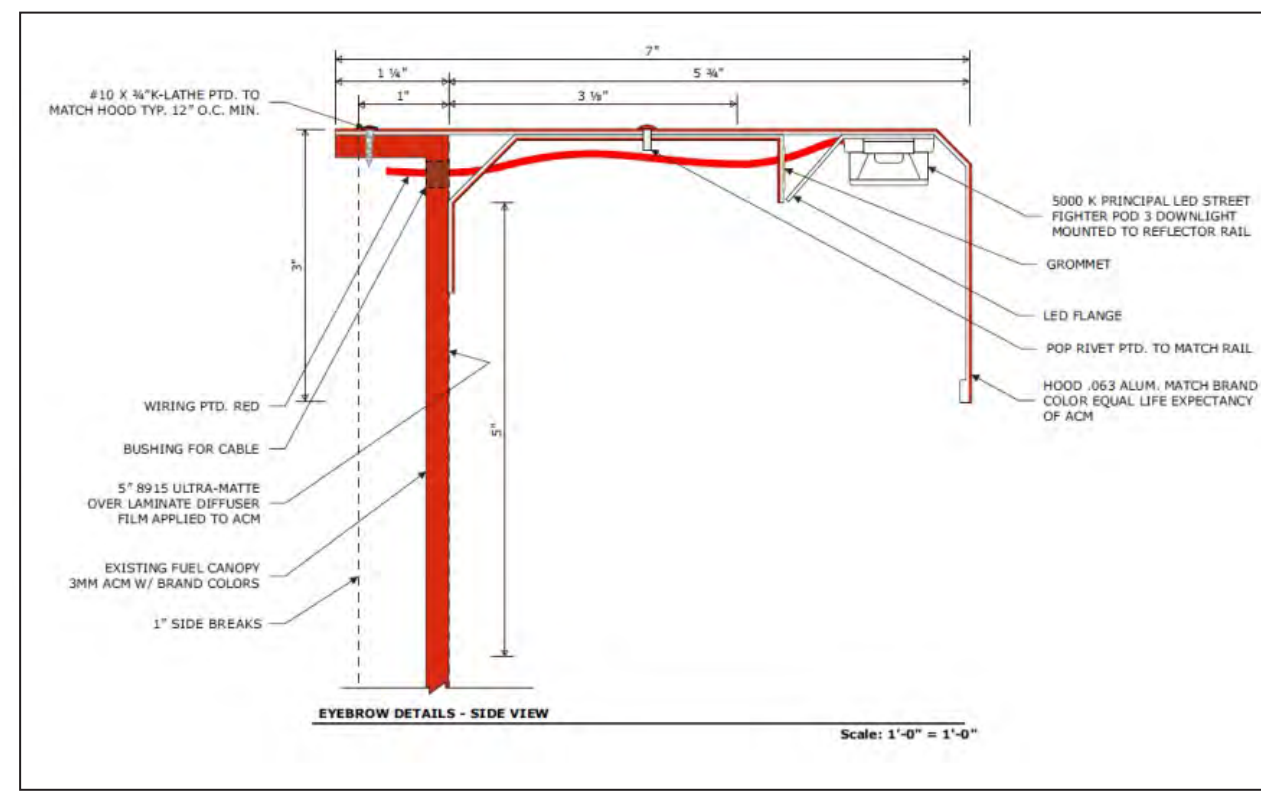
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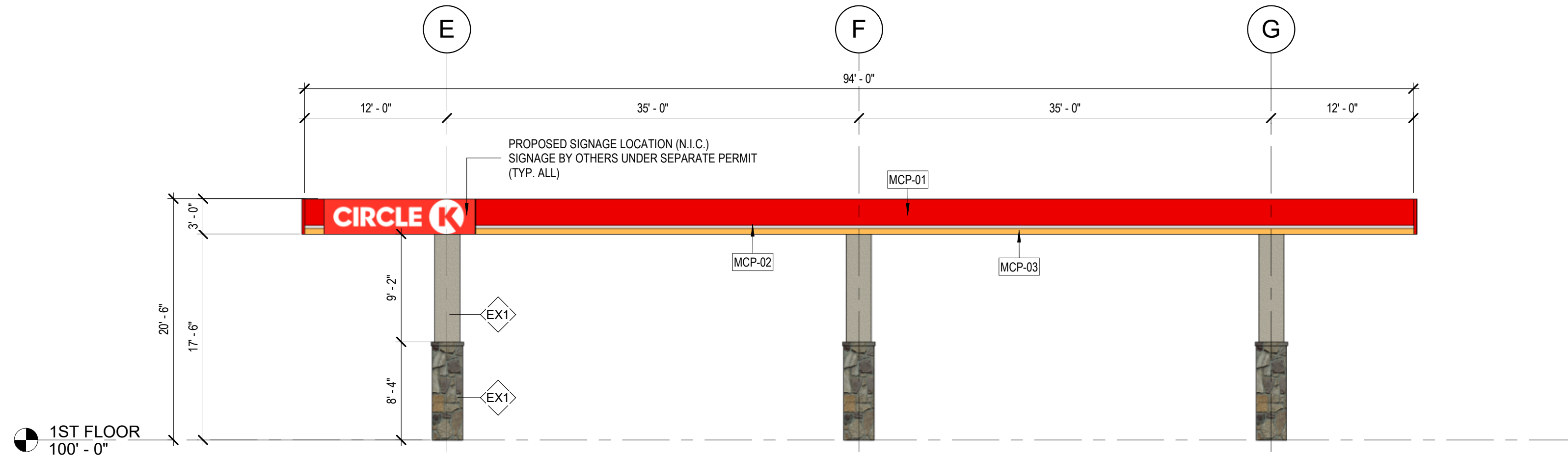


MARCH 17, 2023

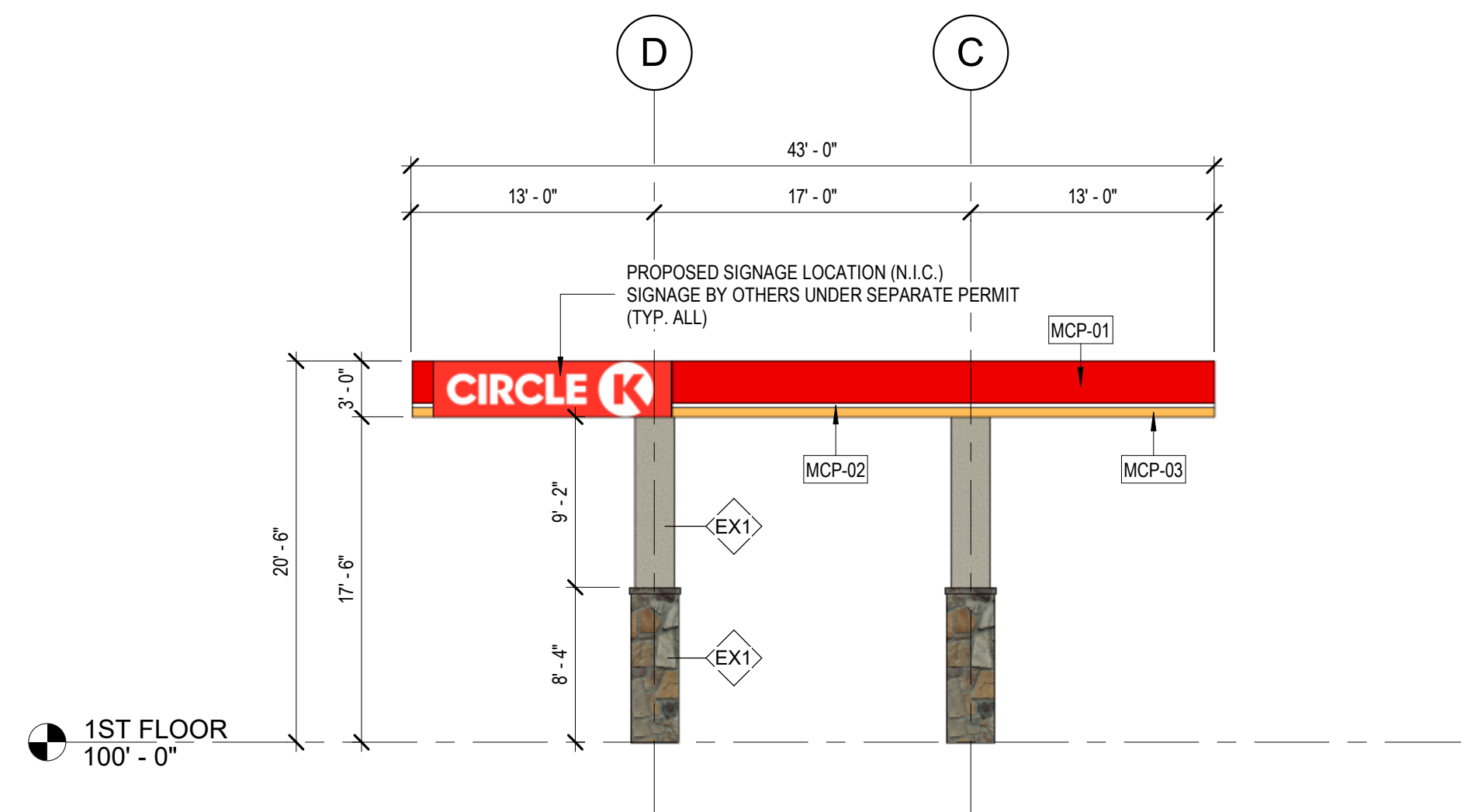
THE SHOPS AT MERIDIAN RANCH GAS STATION



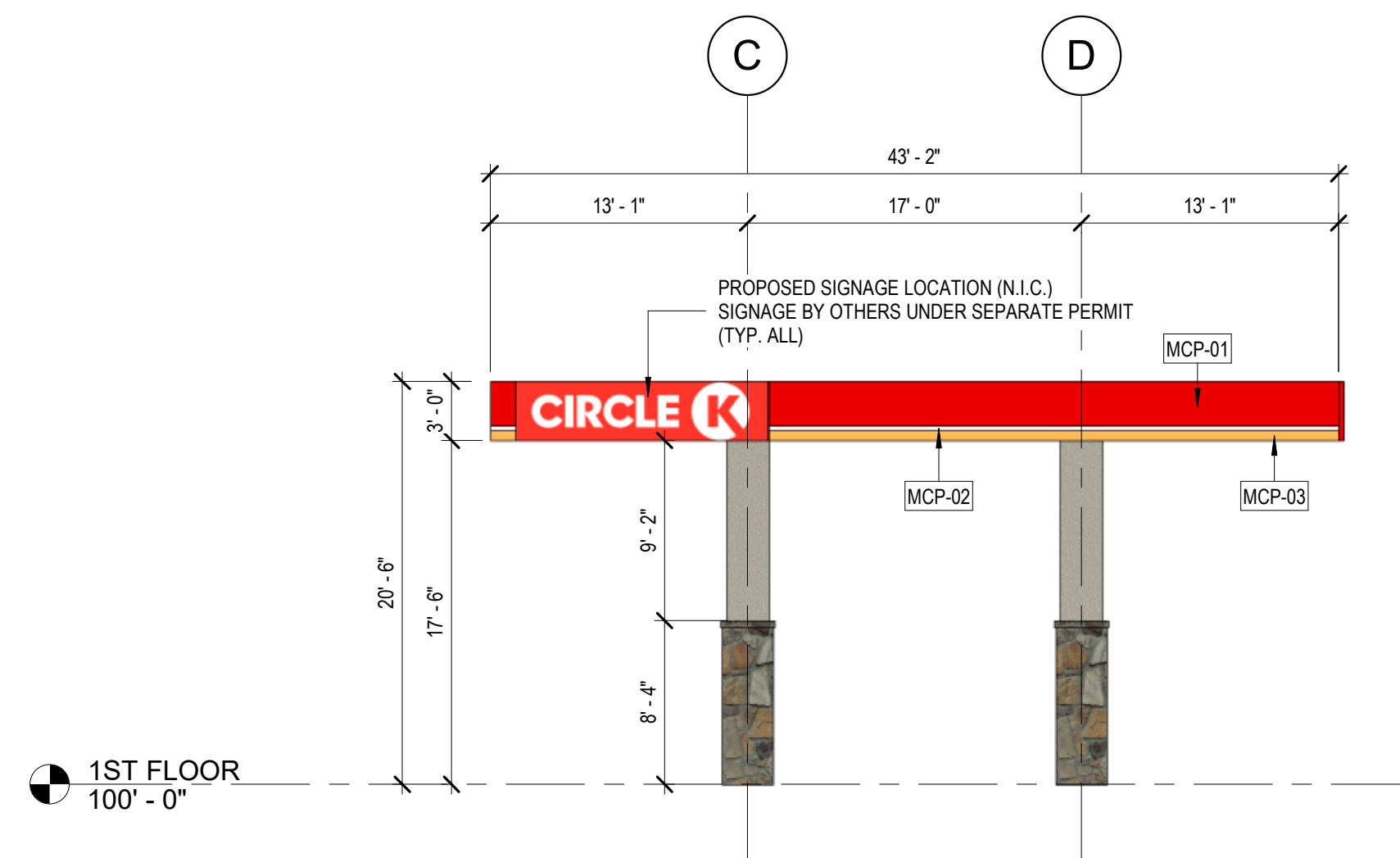
1 NORTH ELEVATION - CANOPY
1/8" = 1'-0"



2 SOUTH ELEVATION - CANOPY
1/8" = 1'-0"



4 EAST ELEVATION - CANOPY
1/8" = 1'-0"



3 WEST ELEVATION - CANOPY
1/8" = 1'-0"

EXTERIOR MATERIALS

- XX STOREFRONT SYSTEM
BASIS OF DESIGN: KAWNEER
STYLE: 451T SYSTEM
FINISH: ANODIZED ALUMINUM
COLOR: DARK BRONZE

- EX1 STUCCO - 1
STYLE: FINE FINISH
COLOR: EL RAY #119

- EX2 STUCCO - 2
STYLE: FINE FINISH
COLOR: LA LUZ 125

- EX3 ADHERED MANUFACTURED STONE
MANUFACTURER: ELDORADO STONE
STYLE: COUNTRY RUBBLE - COGNAC
SIZE: THIN VENEER - 3/4" GROUT DEPTH (COLORED)

- EX4 SPLIT-FACED CMU
MANUFACTURER: TBD
STYLE: TBD
SIZE: 8" X 8" X 16"

- MC-01 METAL COPING
MANUFACTURER: BERRIDGE
STYLE: STANDARD COPING
COLOR: DARK BRONZE

- MC-02 METAL COPING
MANUFACTURER: BERRIDGE
STYLE: COPING AT STUCCO CORNICE
COLOR: TBD

- MCP-01 METAL COMPOSITE PANEL
MANUFACTURER: ACM PANEL
STYLE: TEX-COTE
COLOR: CIRCLE K RED

- MCP-02 METAL COMPOSITE PANEL
MANUFACTURER: ACM PANEL
STYLE: TEX-COTE
COLOR: CIRCLE K RED #PMS 465

- MCP-03 METAL COMPOSITE PANEL
MANUFACTURER: ACM PANEL
STYLE: TEX-COTE
COLOR: CIRCLE K ORANGE #PMS 144

- MSP-01 METAL SOFFIT PANEL
MANUFACTURER: BERRIDGE
STYLE: VEE-PANEL
COLOR: CHAMPAGNE

- PT-1 PAINT - STEEL AND HM DOORS
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
COLOR: URBAN BRONZE
SHEEN: FLAT



YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule

THE SHOPS AT MERIDIAN RANCH
GAS STATION
11810 STAPLETON DR
PAYTON, CO 80831

Project Number
22.247
Date
03/17/2023
Drawn By
MKG
Checked By
YOW

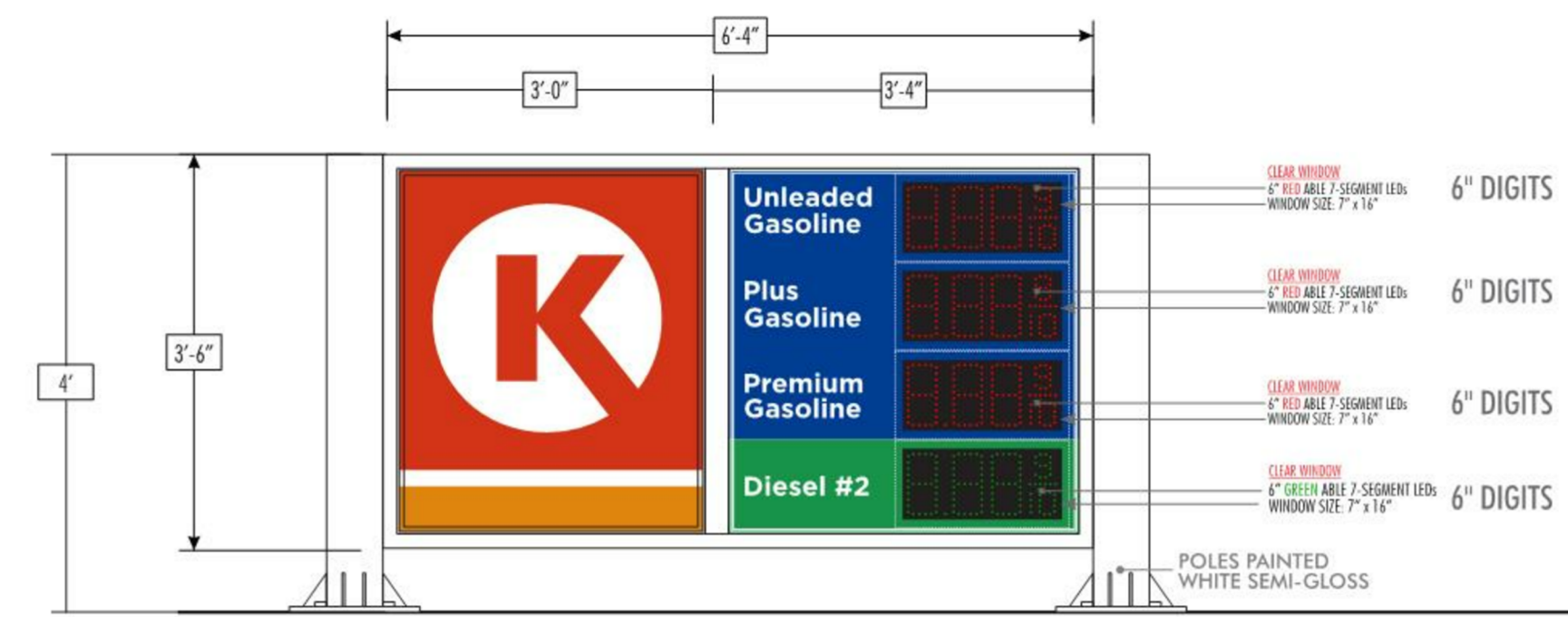
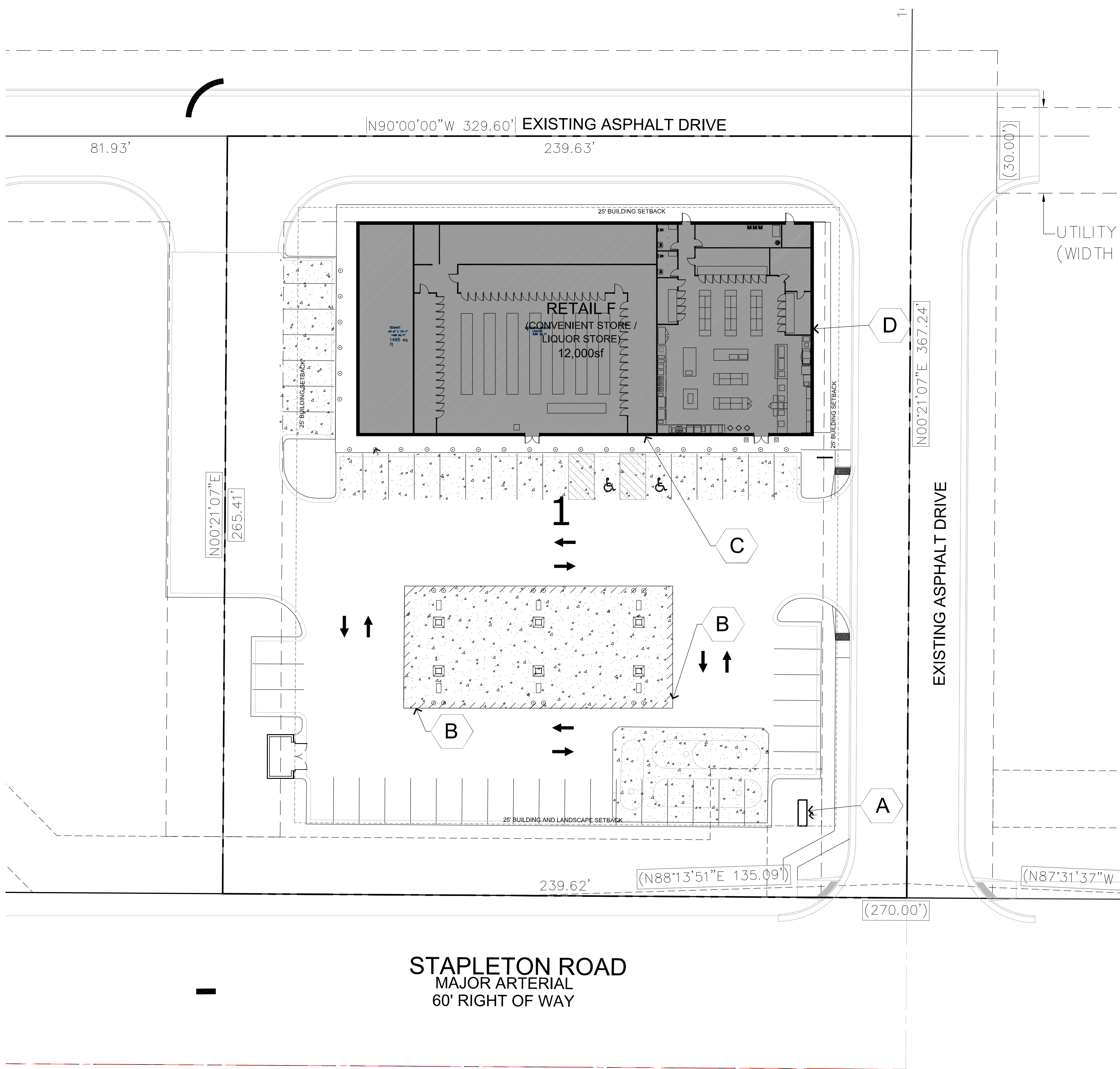
A310
CANOPY ELEVATIONS
Scale
As indicated

THE SHOP'S AT MERIDIAN RANCH

FILING NO. 1A, LOT 2

SIGN PLAN

EL PASO COUNTY, COLORADO.
FALCON, COLORADO



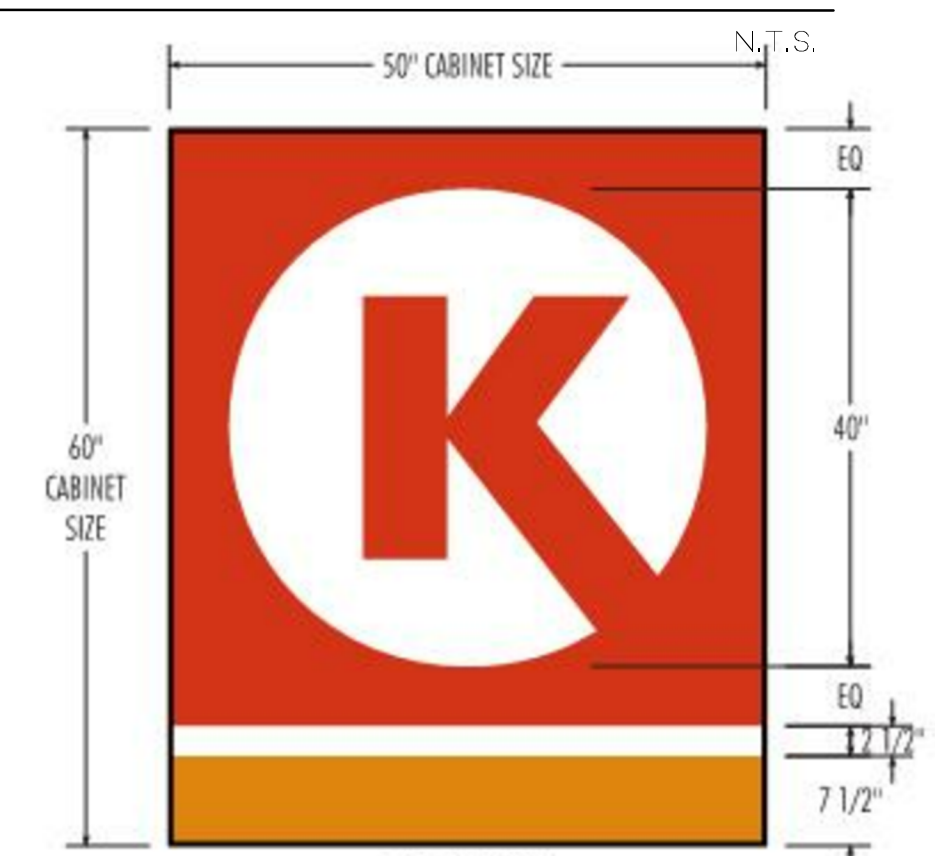
A MONUMENT SIGN **22.16 SF**



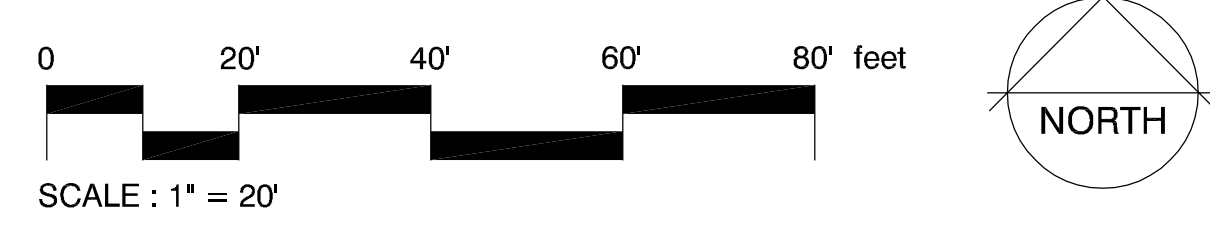
B CANOPY SIGNS



C FRONT BUILDING SIGN **63.49 Sq.Ft**



D SIDE BUILDING SIGN



OWNER INFO

company name SHOPS AT MERIDIAN RANCH LLC

address P.O. BOX 80036
SAN DIEGO CA 92138

phone no

previous co. file no:
approved co. file no:

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural:
Electrical:
Mechanical:
Plumbing:

Shop's @ Meridian Ranch
Site Development Plan
Meridian Road
Falcon, CO

Job No. 18-113
Directory Planning
File Site development plan
11-30-2022
Drawn By DBN
Date 12/12/2022
Revised:

DRAWING NO. **5**
SIGN PLAN