

**UTILITY LINES ARE SHOWN  
ON THE GEC SHEETS**

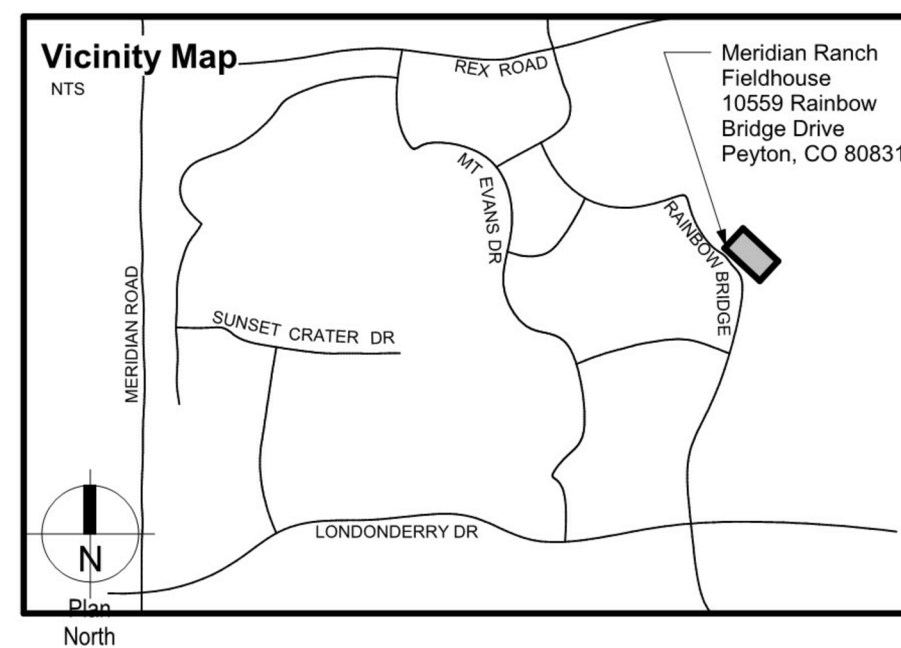
AREA TABLE		
TYPE OF AREA	AREA (SQFT)	AREA (%)
BUILDING	45,792	5%
OPEN SPACE	641,612	77%
LANDSCAPING	68,415	8%
IMPERMEABLE SURFACE	81,456	10%
<b>TOTAL</b>	<b>837,274</b>	<b>100%</b>

The Owner agrees on behalf of him/herself and any developer or builder successors and assigns that the Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

**SITE PLAN LEGEND**

- PROPERTY BOUNDARY (REFER TO SURVEY)
- ⊕<sup>FH</sup> FIRE HYDRANT
- S-1 TRAFFIC SIGN AND TYPE
- ⊕<sup>CO</sup> LIGHT POLE CONCRETE BASE
- ⊕<sup>AS</sup> ACCESSIBLE PARKING SPACE SYMBOL PROVIDE "VAN" WHERE INDICATED
- ⊕<sup>B</sup> FIXED STEEL PIPE BOLLARD
- X-X-X- CHAINLINK FENCE
- o-o-o- ORNAMENTAL FENCE
- ADA PATHWAY
- CONCRETE PEDESTRIAN WALKS W/ SCORE OR CONSTRUCTION JOINTS AS SHOWN.
- REINFORCED CONCRETE PAVING W/ SCORE OR CONSTRUCTION JOINTS AS SHOWN.
- 1 ASPHALT PAVING TYPE 1, AUTOMOBILE PARKING AND DRIVES.
- 2 ASPHALT PAVING TYPE 2, TRUCK ACCESS DRIVES.

**SIGNS:**  
 S-1 STOP  
 S-2 HC PARKING  
 S-3 VAN



**L K A PARTNERS**  
 INCORPORATED  
 A Professional Corporation for Architecture and Planning  
 430 North Tejon Street Suite 208  
 Colorado Springs Colorado 80903  
 tele: 719.473.8446 fax: 719.473.8448  
 web: www.lkapartners.com

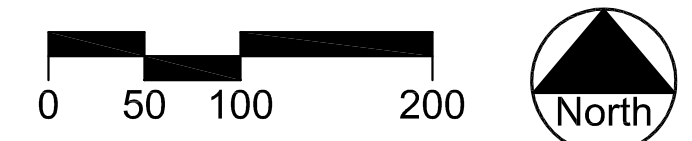
© Copyright 2024 The LKA Partners, Inc. This document and the information contained herein may not be reproduced or excerpted from without the express written permission of The LKA Partners, Inc. Unauthorized copying, disclosure or construction use are prohibited by copyright law.

**Meridian Ranch Fieldhouse**  
 Tax Parcel Schedule Number(s)- 4220303009 & 4220303093  
 Phase 1 - Fieldhouse, 10559 Rainbow Bridge Dr  
 Phase 2 - Office Building, 10575 Rainbow Bridge Dr  
 Peyton, CO 80831  
 Meridian Service Metro District  
 11886 Stapleton Drive  
 Falcon, CO 80831

**El Paso County**  
 Major Commercial Site  
 Development Plan

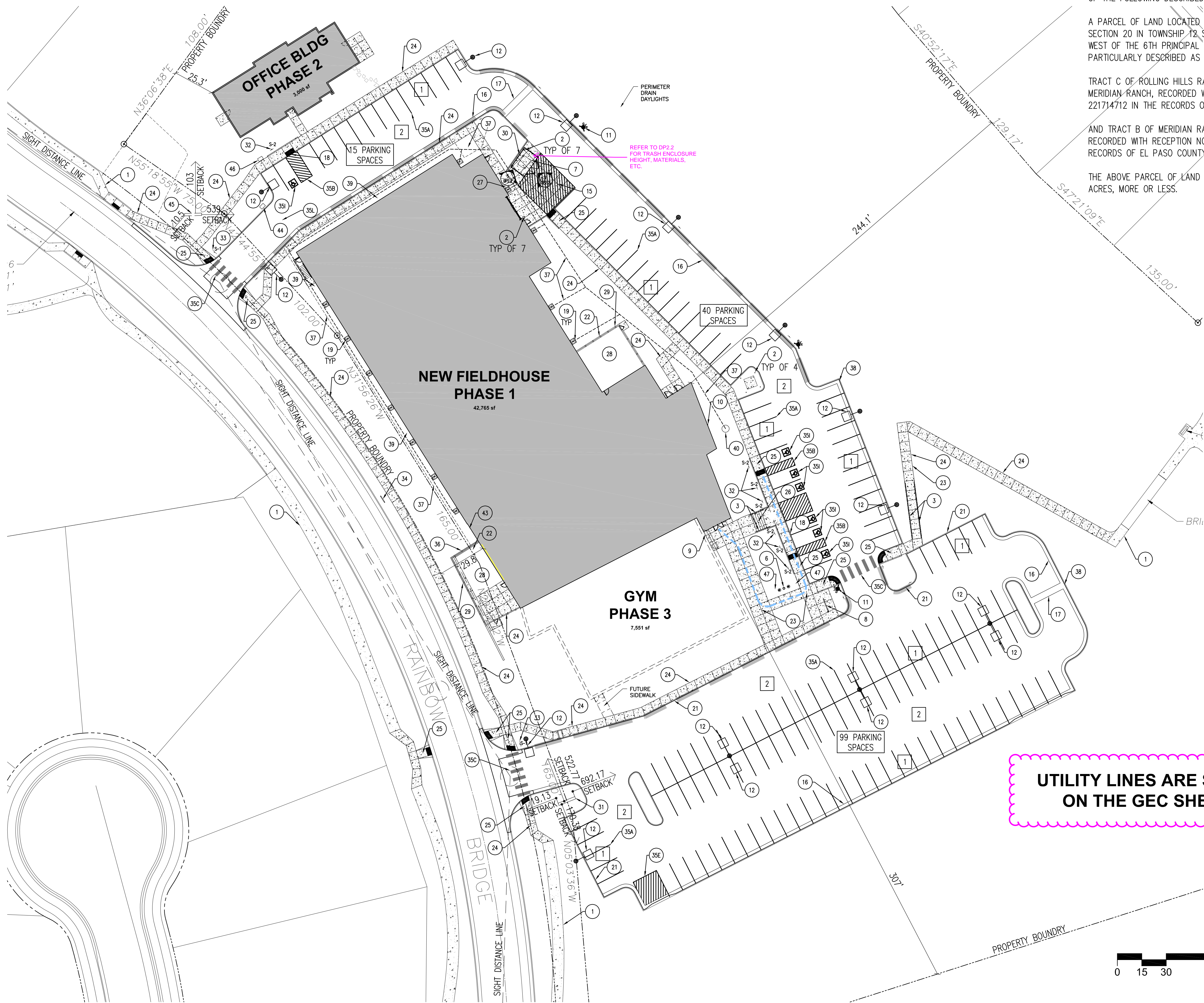
Drawn: \_\_\_\_\_ TAH  
 Checked: \_\_\_\_\_ DKO  
 Issued: \_\_\_\_\_ 20 February 2024  
 Revised: \_\_\_\_\_ 10 May 2024  
 Revised: \_\_\_\_\_  
 Final: \_\_\_\_\_

Overall Site Plan



DP1.1

Project No. \_\_\_\_\_ 23.012  
 The LKA Partners Incorporated



LEGAL DESCRIPTION:  
 KNOW ALL MEN BY THESE PRESENTS: THAT MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 20 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT C OF ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 221714712 IN THE RECORDS OF EL PASO COUNTY.

AND TRACT B OF MERIDIAN RANCH FILING 8, RECORDED WITH RECEPTION NO. 215713635 IN THE RECORDS OF EL PASO COUNTY

THE ABOVE PARCEL OF LAND CONTAINS 19.226 ACRES, MORE OR LESS.

**SITE PLAN SPECIFIC NOTES**

1. EXISTING CONCRETE SIDEWALK
2. STEEL PIPE BOLLARD.
3. STEEL HAND RAILING.
4. NOT USED.
5. NOT USED.
6. 30' FLAGPOLE.
7. TRASH DUMPSTER BY OWNER.
8. BICYCLE RACK.
9. LITTER AND RECYCLING RECEPTACLE.
10. FIRE DEPARTMENT CONNECTION.
11. FIRE HYDRANT. SEE CIVIL.
12. ALUMINUM LIGHT POLE AND FIXTURE WITH CONCRETE BASE. SEE ELECTRICAL.
13. NOT USED.
14. NOT USED.
15. CONCRETE PAVING. SEE CIVIL.
16. CONCRETE CURB AND GUTTER. SEE CIVIL.
17. CONCRETE DRIVE CROSS PAN. SEE CIVIL.
18. CONCRETE FLUSH CURB. SEE CIVIL.
19. CONCRETE CATCH BASIN.
20. NOT USED.
21. CONCRETE CURB. SEE CIVIL.
22. CONCRETE CURB 6" WIDE 12" DEEP AT EDGE OF ARTIFICIAL TURF. SEE CIVIL.
23. CONCRETE WALK, SLOPE NOT TO EXCEED 1:12.
24. CONCRETE SIDEWALK WITH ISOLATION, EXPANSION AND CONTRACTION JOINTS AS SHOWN (1/4" PER FOOT MAXIMUM CROSS SLOPE. SEE CIVIL.
25. HANDICAPPED CURB RAMP. SEE CIVIL.
26. CONCRETE STAIR. SEE CIVIL.
27. SIDEWALK CATCH BASIN. SEE CIVIL.
28. ARTIFICIAL TURF.
29. ORNAMENTAL FENCE (6'-0" HIGH).
30. TRASH ENCLOSURE. CHAIN LINK WALLS AT SIDES WITH CHAIN LINK SWINGING GATES.
31. NEW MONUMENT SIGN. SEE SD3.2.
32. HANDICAP SIGN. SEE CIVIL.
33. TRAFFIC SIGN. SEE CIVIL.
34. TEMPORARY PROJECT SIGN.
35. TRAFFIC CONTROL AND PARKING STRIPING.
- A-AUTO PARKING STALL LINES: 4" WIDE, SOLID WHITE. TYP 9' WIDE x 18' LONG.
- B-HANDICAP / DISABLED PARKING STALL PARKING STRIPING AND LOADING AREA LINES: 4" WIDE, SOLID WHITE PERIMETER AND 24" APART AT CROSS HATCH.
- C-PEDESTRIAN CROSS WALK: 2' X 8' SOLID WHITE BARS, 3' APART.
- D-STOP BARS: 24" WIDE, 8' LONG.
- E-NEW PAVEMENT MARKING STRIPING: 4" WIDE, SOLID WHITE PERIMETER AND 24" APART AT CROSS HATCH.
- F-NOT USED.
- G-NOT USED.
- H-NOT USED.
- I-PAINTED HC PARKING STALL GRAPHIC.
- J-NOT USED.
- K-NOT USED.
- L-LANE LINES: 4" WIDE SOLID WHITE, 40' LONG.
- M-PAINTED TRAFFIC ARROW GRAPHICS.
36. NEW CAST IN PLACE CONCRETE RETAINING WALL SYSTEM.
37. STORM DRAIN.
38. CURB INLET. SEE CIVIL.
39. PERIMETER DRAINS.
40. MANHOLE. SEE CIVIL.
41. NOT USED.
42. NOT USED.
43. GAS METER. SEE MECHANICAL.
44. USPS MAILBOXES.
45. NEW OFFICE SIGN. SEE SD3.3.
46. PAYMENT DROP BOX.
47. SITE LIGHTING. SEE ELECTRICAL.

Refer to the Letter of Intent for proposed alternative parking space computation.

**UTILITY LINES ARE SHOWN ON THE GEC SHEETS**



**Overall Site Plan**

Scale: 1"=30'

**SITE PLAN LEGEND**

- PROPERTY BOUNDARY (REFER TO SURVEY)
- ⊕ FH FIRE HYDRANT
- S-1 TRAFFIC SIGN AND TYPE
- LP LIGHT POLE CONCRETE BASE
- ♿ ACCESSIBLE PARKING SPACE SYMBOL PROVIDE "VAN" WHERE INDICATED
- ⊕ FB FIXED STEEL PIPE BOLLARD
- x-x-x- CHAINLINK FENCE
- o-o-o- ORNAMENTAL FENCE
- ▬ ADA PATHWAY
- ▬ CONCRETE PEDESTRIAN WALKS W/ SCORE OR CONSTRUCTION JOINTS AS SHOWN.
- ▬ REINFORCED CONCRETE PAVING W/ SCORE OR CONSTRUCTION JOINTS AS SHOWN.
- 1 ASPHALT PAVING TYPE 1, AUTOMOBILE PARKING AND DRIVES.
- 2 ASPHALT PAVING TYPE 2, TRUCK ACCESS DRIVES.

- SIGNS:  
 S-1 STOP  
 S-2 HC PARKING  
 S-3 VAN

**L K A PART N E R S**  
 I N C O R P O R A T E D  
 A Professional Corporation for Architecture and Planning  
 430 North Tejon Street Suite 208  
 Colorado Springs Colorado 80903  
 tele: 719.473.8446 fax: 719.473.8448  
 web: www.lkpartners.com

**Meridian Ranch Fieldhouse**  
 Tax Parcel Schedule Number(s)- 4220303009 & 4220303093  
 Phase 1 - Fieldhouse, 10559 Rainbow Bridge Dr  
 Phase 2 - Office Building, 10575 Rainbow Bridge Dr  
 Peyton, CO 80831  
 Meridian Service Metro District  
 11886 Stapleton Drive  
 Falcon, CO 80831

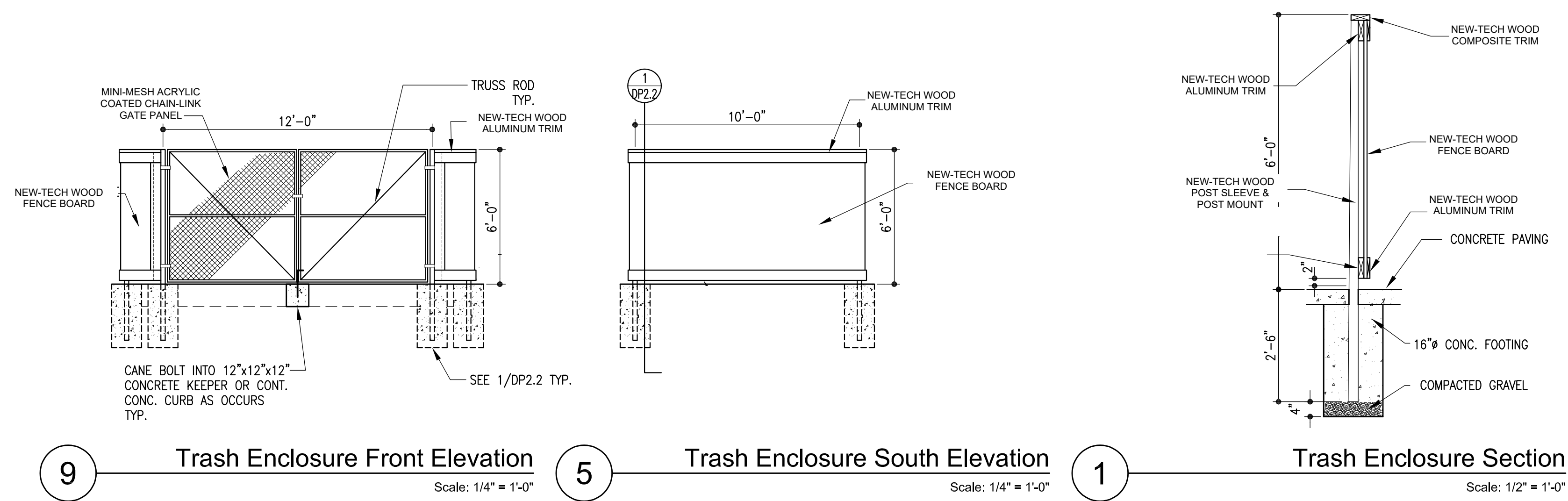
**El Paso County**  
 Major Commercial Site  
 Development Plan

Drawn: \_\_\_\_\_ TAJ  
 Checked: \_\_\_\_\_ DKO  
 Issued: \_\_\_\_\_ 20 February 2024  
 Revised: \_\_\_\_\_ 10 May 2024  
 Revised: \_\_\_\_\_  
 Final: \_\_\_\_\_

Site Plan

**DP2.1**

Project No. \_\_\_\_\_ 23.012  
 The LKA Partners Incorporated



© Copyright 2024 The LKA Partners, Inc. This document and the information contained herein may not be reproduced or excerpted from without the express written permission of The LKA Partners, Inc. Unauthorized copying, disclosure or construction use are prohibited by copyright law.

**Meridian Ranch Fieldhouse**  
 Tax Parcel Schedule Number(s)- 4220303009 & 4220303093  
 Phase 1 - Fieldhouse, 10559 Rainbow Bridge Dr  
 Phase 2 - Office Building, 10575 Rainbow Bridge Dr  
 Peyton, CO 80831

**Meridian Service Metro District**  
 11886 Stapleton Drive  
 Falcon, CO 80831

**El Paso County**  
Major Commercial Site  
Development Plan

Drawn: \_\_\_\_\_ TAH  
 Checked: \_\_\_\_\_ DKO  
 Issued: 20 February 2024  
 Revised: 10 May 2024  
 Revised: \_\_\_\_\_  
 Final: \_\_\_\_\_

Site Details

**DP2.2**  
 Project No. 23.012  
 The LKA Partners Incorporated

**L K A P A R T N E R S**  
 I N C O R P O R A T E D  
 A Professional Corporation for Architecture and Planning

430 North Tejon Street Suite 208  
 Colorado Springs Colorado 80903  
 tele: 719.473.8446 fax: 719.473.8448  
 web: www.lkapartners.com