



Please include a note stating: The owner agrees on behalf of him/herself and any developer or builder successors and assigns that 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 SPECIFIC NOTES
- EXISTING CONCRETE SIDEWALK
 - STEEL PIPE BOLLARD.
 - STEEL HAND RAILING.
 - NOT USED.
 - NOT USED.
 - 30' FLAGPOLE.
 - TRASH DUMPSTER BY OWNER.
 - BICYCLE RACK.
 - LITTER AND RECYCLING RECEPTACLE.
 - FIRE DEPARTMENT CONNECTION.
 - FIRE HYDRANT. SEE CIVIL.
 - ALUMINUM LIGHT POLE AND FIXTURE WITH CONCRETE BASE. SEE ELECTRICAL.
 - NOT USED.
 - NOT USED.
 - CONCRETE PAVING. SEE CIVIL.
 - CONCRETE CURB AND GUTTER. SEE CIVIL.
 - CONCRETE DRIVE CROSS PAN. SEE CIVIL.
 - CONCRETE FLUSH CURB. SEE CIVIL.
 - CONCRETE CATCH BASIN.
 - NOT USED.
 - CONCRETE CURB. SEE CIVIL.
 - CONCRETE CURB 6" WIDE 12" DEEP AT EDGE OF ARTIFICIAL TURF. SEE CIVIL.
 - CONCRETE WALK, SLOPE NOT TO EXCEED 1:12.
 - CONCRETE SIDEWALK WITH ISOLATION, EXPANSION AND CONTRACTION JOINTS AS SHOWN (1/4" PER FOOT MAXIMUM CROSS SLOPE. SEE CIVIL.
 - HANDICAPPED CURB RAMP. SEE CIVIL.
 - CONCRETE STAIR. SEE CIVIL.
 - SIDEWALK CATCH BASIN. SEE CIVIL.
 - ARTIFICIAL TURF.
 - ORNAMENTAL FENCE (6'-0" HIGH).
 - TRASH ENCLOSURE, CHAIN LINK WALLS AT SIDES WITH CHAIN LINK SWINGING GATES.
 - NEW MONUMENT SIGN. SEE SD3.2.
 - HANDICAP SIGN. SEE CIVIL.
 - TRAFFIC SIGN. SEE CIVIL.
 - TEMPORARY PROJECT SIGN.
 - 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.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - PAINTED HC PARKING STALL GRAPHIC.
 - NOT USED.
 - NOT USED.
 - LANE LINES: 4" WIDE SOLID WHITE, 40' LONG.
 - PAINTED TRAFFIC ARROW GRAPHICS.
 - NEW CAST IN PLACE CONCRETE RETAINING WALL SYSTEM.
 - STORM DRAIN.
 - CURB INLET. SEE CIVIL.
 - PERIMETER DRAINS.
 - MANHOLE. SEE CIVIL.
 - NOT USED.
 - NOT USED.
 - GAS METER. SEE MECHANICAL.
 - NOT USED.
 - NEW OFFICE SIGN. SEE SD3.3.
 - PAYMENT DROP BOX.
 - SITE LIGHTING. SEE ELECTRICAL.

Please indicate what your alternative parking computations are based on. See Section 6.2.5.D.1.a.vi. for development standards for an alternative parking plan.

Please include location of all existing and proposed utility lines and associated infrastructure

Please include location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable

Please include a vicinity map showing the relation to section lines and existing or arterial/collector roadways.

Please include a "zoomed out" view showing the lot/parcel boundaries, with lot size, dimensions of property lines, right of way, and all existing and proposed easements, and location and classification of all existing and proposed internal and adjacent roadways.

- ### 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
 - CHAINLINK FENCE
 - 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



Overall Site Plan

Scale: 1"=30'

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Meridian Ranch Fieldhouse
 Rainbow Bridge Dr
 Peyton, CO 80831
 Meridian Service Metro District
 11886 Stapleton Drive
 Falcon, CO 80831

Please use preliminary addresses assigned by Enumerations as 10575 & 10559 Rainbow Bridge Dr.

Please include tax parcel schedule numbers:
 4220303009 &
 4220303093

Please include legal description somewhere over here

El Paso County Major Commercial Site Development Plan

Drawn: _____ TAH
 Checked: _____ DKO
 Issued: _____ 20 February 2024
 Revised: _____
 Revised: _____
 Final: _____

Site Plan

DP2.1

Project No. _____ 23.012
 The LKA Partners Incorporated