

N:\co35036CS - WMG Falcon\Drawings\Planning Documents\SDP\35036 COVER SHEET.dwg, 6/29/2021 3:51:38 PM, Jay Davis

SITE DEVELOPMENT/PLOT PLAN NOTES

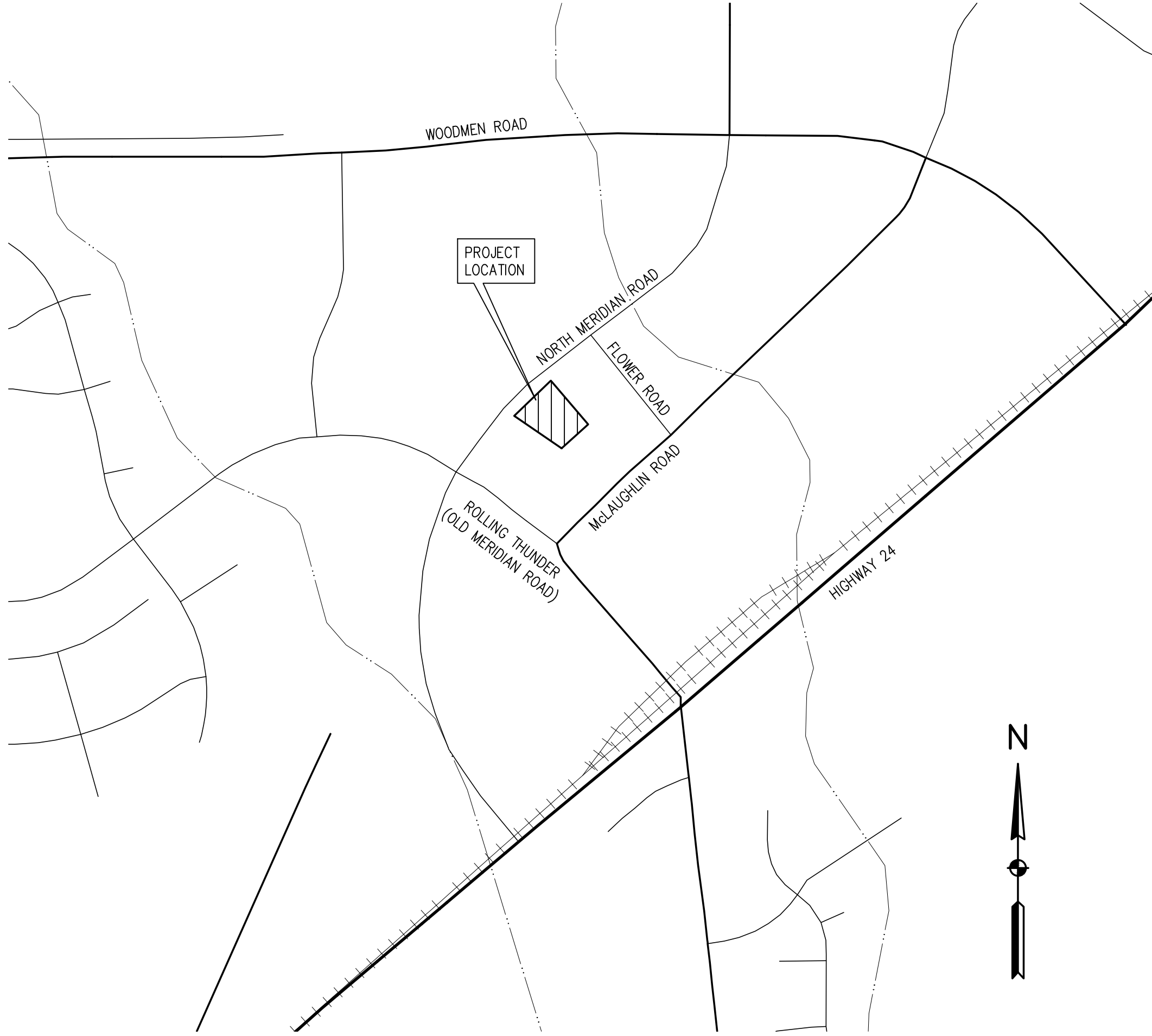
1. 1. LEGAL DESCRIPTION  
PARCEL A:  
LOT 2, MERIDIAN CROSSING FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL B:  
NON-EXCLUSIVE EASEMENTS FOR CROSS-ACCESS, INGRESS AND EGRESS ON, OVER AND ACROSS ALL PARKING AREAS, STREETS AND ROADS DESIGNATED AS COMMON IMPROVEMENTS; FOR CROSS PARKING ON AREAS DESIGNATED AS COMMON IMPROVEMENTS; FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF DETENTION PONDS, STORM WATER FACILITIES AND UNDERGROUND SEWER, WATER, ELECTRICITY, GAS, TELEPHONE AND OTHER UTILITY SERVICES IN, TO, OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF THE PROPERTY NECESSARY FOR THE INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION AND REMOVAL OF UTILITY LINES; FOR THE DISCHARGE OF SURFACE STORM WATER DRAINAGE AND/OR RUNOFF OVER, UPON AND ACROSS THE PROPERTY; FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF LANDSCAPING; AND FOR THE MAINTENANCE AND REPLACEMENT OF LIGHTING, SIGNS, AND ANY OTHER IMPROVEMENTS ON THE PROPERTY DESIGNATED AS COMMON IMPROVEMENTS; AS SET FORTH AND GRANTED IN THE MERIDIAN CROSSING MAINTENANCE AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 9, 2008 UNDER RECEPTION NO. 208099925 AND FIRST AMENDMENT THERETO RECORDED APRIL 8, 2009 UNDER RECEPTION NO. 209035924.

2. 2. THE SITE DEVELOPMENT (PLOT) PLAN CONSISTS OF THE SITE, GRADING/EROSION CONTROL, LANDSCAPING AND BUILDING ELEVATION PLANS ALL PREPARED IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE.
3. 3. THE SITE IS CURRENTLY LOCATED WITHIN LOT 2, MERIDIAN CROSSING FLG1. THE SITE IS CURRENTLY VACANT, AND HAS BEEN OVERLOT GRADED. PROPOSED UTILITY STUBS ARE AVAILABLE. THERE IS AN EXISTING CURB CUT ON THE WEST SIDE AND A SHARED ACCESS WITH MCDONALDS ON THE EAST SIDE. NO BUILDINGS ARE CURRENTLY PRESENT ON-SITE. EXISTING WATER AND SANITARY LINES RUN ALONG THE SOUTH OF THE PROPERTY. THERE IS AN EXISTING HYDRANT ACROSS THE STREET ON THE SOUTHERN BOUNDARY. THERE IS AN EXISTING CURB CUT OFF OF THE WEST STREET AND A SHARED ACCESS TO THE MCDONALDS TO THE EAST.
4. THE EXISTING GRADES OF THE SITE GENERALLY SLOPE FROM THE NORTH TO THE SOUTH. FLOWS CURRENTLY OVERLAND FLOW TO THE STREET TO THE SOUTH ARE CONVEYED BY CURB AND GUTTER TO THE EXISTING DETENTION POND TO THE WEST OF THE SITE.
5. WATER AND WASTEWATER SERVICES WILL BE EXTENDED TO THE NEW BUILDING WITH SERVICE BEING PROVIDED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT AND WOODMEN HILLS METROPOLITAN DISTRICT. ELECTRIC SERVICE WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC. FIRE PROTECTION WILL BE PROVIDED BY THE CIMARRON HILLS FIRE DEPARTMENT. GAS WILL BE PROVIDED BY COLORADO NATURAL GAS.
6. ACCESS, PARKING AND PROCESS AREA SURFACE TREATMENT WILL BE ASPHALT ALONG WITH 6" VERTICAL CURB,
7. STORMWATER MANAGEMENT CONSISTS OF A DRAINAGE SWALE AROUND THE BUILDING, SHEET FLOW INTO THE PARKING LOT WHICH FLOWS SOUTH. CURB AND GUTTER WITHIN THE LOT DIRECTS FLOWS THROUGH TWO CURB CUTS WHICH OUTLET RUNOFF OFFSITE INTO PRIVATE DRIVES WHICH DRAIN TO THE MERIDIAN CROSSING DETENTION POND. REFER TO THE GRADING AND EROSION CONTROL PLANS FOR DETAILS.

# SITE DEVELOPMENT PLAN LOT 2, MERIDIAN CROSSING FILING NO. 1

LOCATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST  
OF THE 6th PRINCIPAL MERIDIAN  
CITY OF FALCON, EL PASO COUNTY, COLORADO



**VICINITY MAP**  
SCALE: 1" = 500'

**PROJECT BENCHMARK:**  
FMS BLT167  
2" ALUMINUM CAP IN SE CORNER  
ELECTRIC VAULT AT SE CORNER OF  
WOODMEN ROAD AND MERIDIAN ROAD.  
ELEVATION 6873.18 (NVDG29)

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C3	GRADING PLAN
C4	EROSION CONTROL PLAN
C5	UTILITY PLAN
C6	DRAINAGE PLAN
C7	SITE DETAILS
C8	EROSION CONTROL DETAILS
L1	LANDSCAPE PLAN
L2	PLANT & MATERIAL SCHEDULE
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A1	FLOOR PLAN
A2	PERSPECTIVE
A3	ELEVATION S&E
A4	ELEVATION N&W
E1	PHOTOMETRIC PLAN

## 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 AND ENGINEERING CRITERIA MANUAL AS AMENDED.

ANDRE BRACKIN, P.E.  
DATE  
COUNTY ENGINEER/ECM ADMINISTRATOR



Know what's below.  
Call before you dig.



## APPLICANT & OWNER

WMG DEVELOPMENT  
1200 NETWORK CENTREX DRIVE, SUITE 3  
EFFINGHAM, ILLINOIS 62401  
CONTACT: BRIAN SCHROCK  
217.540.2191  
BSCHROCK@WMGDEVELOPMENT.COM

## CIVIL ENGINEER

BASLINE ENGINEERING, PLANNING, AND SURVEYING  
112 N RUBEY DRIVE, SUITE 210  
GOLDEN, COLORADO 80403  
CONTACT: MIKE BEURSKENS, P.E.  
970.879.1825  
MIKE.BEURSKENS@BASELINECORP.COM

## LANDSCAPE ARCHITECT

BASLINE ENGINEERING, PLANNING, AND SURVEYING  
112 N RUBEY DRIVE, SUITE 210  
GOLDEN, COLORADO 80403  
CONTACT: SARAH WILLIAMS, PLA, CPSI  
303.940.9966 EXT.223  
SARAH.WILLIAMS@BASELINECORP.COM

## ARCHITECT

DP3 ARCHITECTS, LTD.  
15 SOUTH MAIN STREET, SUITE 400  
GREENVILLE, SOUTH CAROLINA 29601  
CONTACT:  
864.232.8200  
WWW.DP3ARCHITECTS.COM

## COUNTY

EL PASO COUNTY  
PLANNING AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, COLORADO 80910  
719.520.6447

## WATER

FALCON HIGHLANDS METROPOLITAN DISTRICT  
8390 EAST CRESCENT PARKWAY #300  
GREENWOOD VILLAGE, COLORADO 80111  
719.284.7226

## SANITATION

WOODMEN HILLS METROPOLITAN DISTRICT  
8046 EASTONVILLE ROAD  
FALCON, COLORADO 80831  
719.495.2500

## ELECTRIC

MOUNTAIN VIEW ELECTRIC ASSOCIATION  
11140 EAST WOODMEN ROAD  
FALCON, COLORADO 80831-8127  
719.495.2283

## GAS

COLORADO NATURAL GAS  
10825 EAST GEDDES AVENUE, SUITE 410  
CENTENNIAL, COLORADO 80112  
303.979.7680

## FIRE PROTECTION

FALCON FIRE PROTECTION DISTRICT  
7030 OLD MERIDIAN ROAD  
PEYTON, COLORADO 80831  
719.495.4050  
CHIEF HARMIG



Engineering - Planning - Surveying  
112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403  
P. 303.940.9966 • F. 303.940.9966 • WWW.BASELINECORP.COM

DESIGNED BY	LDS
DRAWN BY	JDD
CHECKED BY	XXX

DATE	
PREPARED BY	

REVISION DESCRIPTION	

WMG FALCON	EL PASO COUNTY
FALCON, COLORADO	LOT 2, MERIDIAN CROSSING FILING 1
	7725 N. MERIDIAN ROAD
	COVER SHEET

PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

FOR AND ON BEHALF OF  
BASELINE CORPORATION

INITIAL SUBMITTAL XX/XX/XX

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE  
BEC 04-08-2021

JOB NO. C035036

DRAWING NAME  
35036 COVER SHEET.dwg

SHEET 1 OF 16



N:\co35036CS - WMG Falcon\Drawings\Planning Documents\SDP\35036 SITE PLAN.dwg, 6/29/2021 3:51:55 PM, Joy Davis

#### SITE INFORMATION

ADDRESS 7225 NORTH MERIDIAN ROAD

AP# APN 53121-14-003

OWNER  
WMG DEVELOPMENT  
1200 NETWORK CENTRE DRIVE, SUITE 3  
EFFINGHAM, ILLINOIS 62401

ZONE CR: COMMERCIAL REGIONAL

PARKING  
REQUIRED @ 1/200 SF (4260 SF MEDICAL OFFICE) = 21 SPACES  
PROVIDED = 30 SPACES

BENCHMARK  
FIMS BLT167  
2" ALUMINUM CAP IN SE CORNER ELECTRIC VAULT AT SE CORNER OF WOODMEN  
ROAD AND MERIDIAN ROAD. ELEVATION 6873.18 (NVGD29)

FIRE PROTECTION  
SITE FALLS WITHIN THE FALCON FIRE PROTECTION DISTRICT

#### LOT 1 MERIDIAN CROSSING FILING NO. 1A

(REC. 218714221)  
APN 53121-04-001  
OWNER: SFP-E LLC  
PO BOX 5350  
BEND, OR 97708  
VACANT LOT  
ZONED CR: COMMERCIAL REGIONAL

#### LOT 1 MERIDIAN CROSSING FILING NO. 1

(REC. 208712864)  
APN 53121-14-002  
OWNER: MCDONALDS REAL ESTATE  
COMPANY  
PO BOX 102571  
COLUMBUS, OH 43218  
MCDONALD'S RESTAURANT  
ZONED CR: COMMERCIAL REGIONAL

#### LOT 6 MERIDIAN CROSSING FILING NO. 1

(REC. 208712864)  
APN 53121-14-005  
OWNER: PARK PLACE ENTERPRISES LLC  
14375 LIPAN ST  
BROOMFIELD, CO 80023  
COMMERCIAL  
ZONED CR: COMMERCIAL REGIONAL

#### LOT 5 MERIDIAN CROSSING FILING NO. 1

(REC. 208712864)  
APN 53121-14-001  
OWNER: PARK PLACE  
ENTERPRISES LLC  
14375 LIPAN ST  
BROOMFIELD, CO 80023  
VACANT  
ZONED CR: COMMERCIAL REGIONAL

#### LEGEND

##### EXISTING LINETYPES

##### PROPOSED LINETYPES

LOT LINE  
EASEMENT  
CURB AND GUTTER (SPILL/CATCH)  
EDGE OF ASPHALT  
EDGE OF BUILDING

##### EXISTING SYMBOLS

##### PROPOSED SYMBOLS

FIRE HYDRANT  
WATER VALVE  
SANITARY MANHOLE  
DECIDUOUS TREE  
SIGN  
ADA PARKING STALL  
DEAD TREE  
IRRIGATION VALVE  
SIDEWALK PAVING  
ASPHALT PAVING - REFER TO SOILS  
REPORT FOR PAVING SECTION

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AND FIRST AMENDMENT THERETO RECORDED APRIL 8, 2009 UNDER RECEPTION NO. 209035924.

NOTE:  
THE PARTIES 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 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.

GRAPHIC SCALE  
20 0 20 40  
(IN FEET)  
1 INCH = 20 FT

1  
C2 C2  
SITE PLAN

DESIGNED BY  
LDS  
DRAWN BY  
JDD  
CHECKED BY  
XXX

DATE  
PREPARED BY

REVISION DESCRIPTION

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EL PASO COUNTY  
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SHEET 2 OF 16  
C2

**BASELINE**  
Engineering • Planning • Surveying  
112 N. RIBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403  
P. 303.940.9966 • F. 303.940.9969 • WWW.BASELINECORP.COM