

SITE DEVELOPMENT PLAN

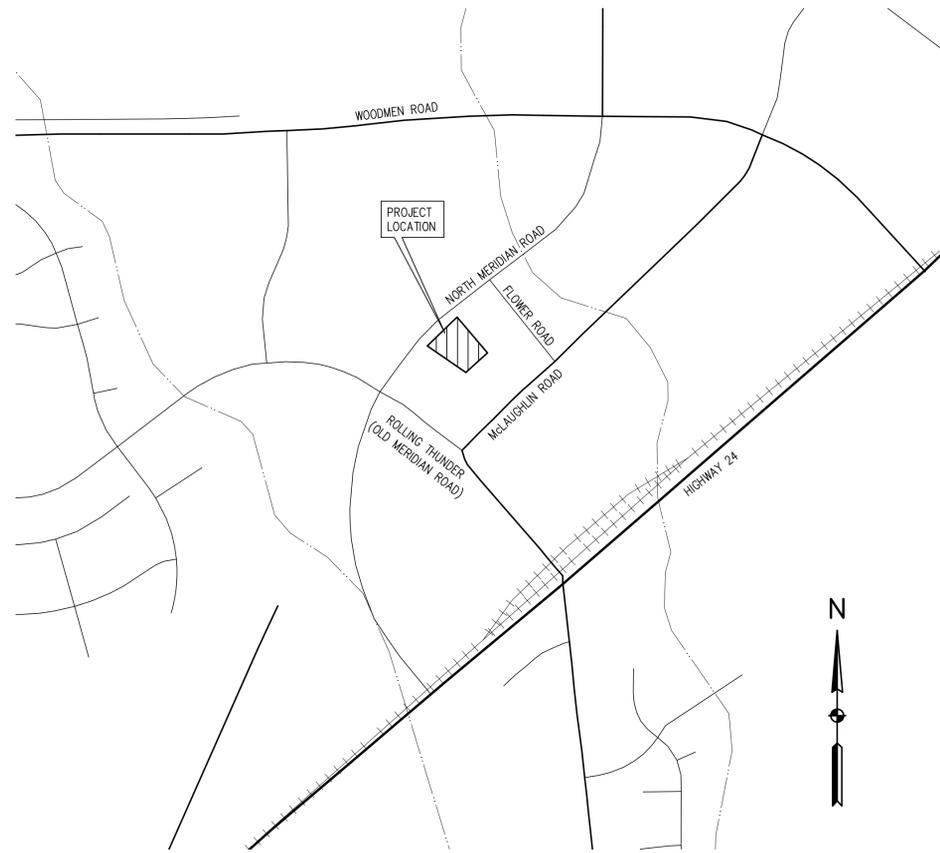
LOT 2, MERIDIAN CROSSING FILING NO. 1

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

SITE DEVELOPMENT/PLOT PLAN NOTES

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. 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. 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.



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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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



APPLICANT & OWNER

WMD DEVELOPMENT
1200 NETWORK CENTREX DRIVE, SUITE 3
EFFINGHAM, ILLINOIS 62401
CONTACT: BRIAN SCHRACK
217.540.2191
BSCHROCK@WMDDEVELOPMENT.COM

CIVIL ENGINEER

BASELINE 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

BASELINE 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

BASELINE
Engineering - Planning - Surveying
112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
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DESIGNED BY	DATE
LDS	
DRAWN BY	DATE
JDD	
CHECKED BY	DATE
XXX	

WGM FALCON
FALCON, COLORADO
LOT 2, MERIDIAN CROSSING FILING 1
7225 N. MERIDIAN ROAD
COVER SHEET

**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

C1

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