

VICINITY / LOCATION MAP

8035 MERIDIAN PARK DRIVE

SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
TOWN OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO

DUNKIN' BENT GRASS

BENCHMARK

PROJECT BENCHMARK IS AN EL PASO COUNTY CONTROL POINT LOCATED ON THE SOUTHWEST CORNER OF THE PROJECT SITE JUST EAST OF MERIDIAN PARK DRIVE.

BENCHMARK IS 1-1/2" ALUMINUM SURVEYORS CAP AT N90°00'00" W225.20'. THE ELEVATION IS 6927.78 US SURVEY FEET BASED ON THE NAVD 88 DATUM.

BASIS OF BEARINGS

A PORTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE WEST END BY THE CENTER QUARTER CORNER OF SAID SECTION 1 BY A 2 1/2" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKING PLS 28651 AND AT THE EAST END, AT THE NORTHWESTERLY CORNER OF LOT 1 FALCON RANCHETTES RECORDED IN PLAT BOOK V-2 AT PAGE 15, RECORDS OF EL PASO COUNTY, COLORADO, BY A YELLOW PLASTIC SURVEYORS CAP STAMPED "PLS 2372" AND IS ASSUMED TO BEAR S89°49'43", A DISTANCE OF 2,285.20 FEET.

LEGAL DESCRIPTION

PARCEL A:
LOT 1A, BENT GRASS EAST COMMERCIAL FILING NO 2A, COUNTY OF EL PASO, STATE OF COLORADO (RECEPTION NO. 214713554).

PARCEL B:
THOSE EASEMENT RIGHT CREATED BY RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JUNE 04, 2013 UNDER RECEPTION NO. 213072561 AND FIRST AMENDMENT TO RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JULY 07, 2013 UNDER RECEPTION NO. 213098588.

CONSTRUCTION TIMELINE

APPROXIMATE CONSTRUCTION START DATE: SEPTEMBER 2023

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES THE DEVELOPMENT OF A NEW FAST FOOD RESTAURANT BUILDING, DRIVE-THRU, AND PARKING LOT. PROPOSED WORK INCLUDES DEMOLITION, GRADING, CONCRETE AND ASPHALT INSTALLATION, SANITARY SEWER INSTALLATION, WATER LATERAL INSTALLATION, FINAL GRADING, FINAL STABILIZATION, AND REMOVAL OF TEMPORARY CONTROL MEASURES.

ZONE DISTRICT INFORMATION

PROJECT ZONING: COMMERCIAL SERVICES (CS)

PROPERTY TAX SCHEDULE NUMBER

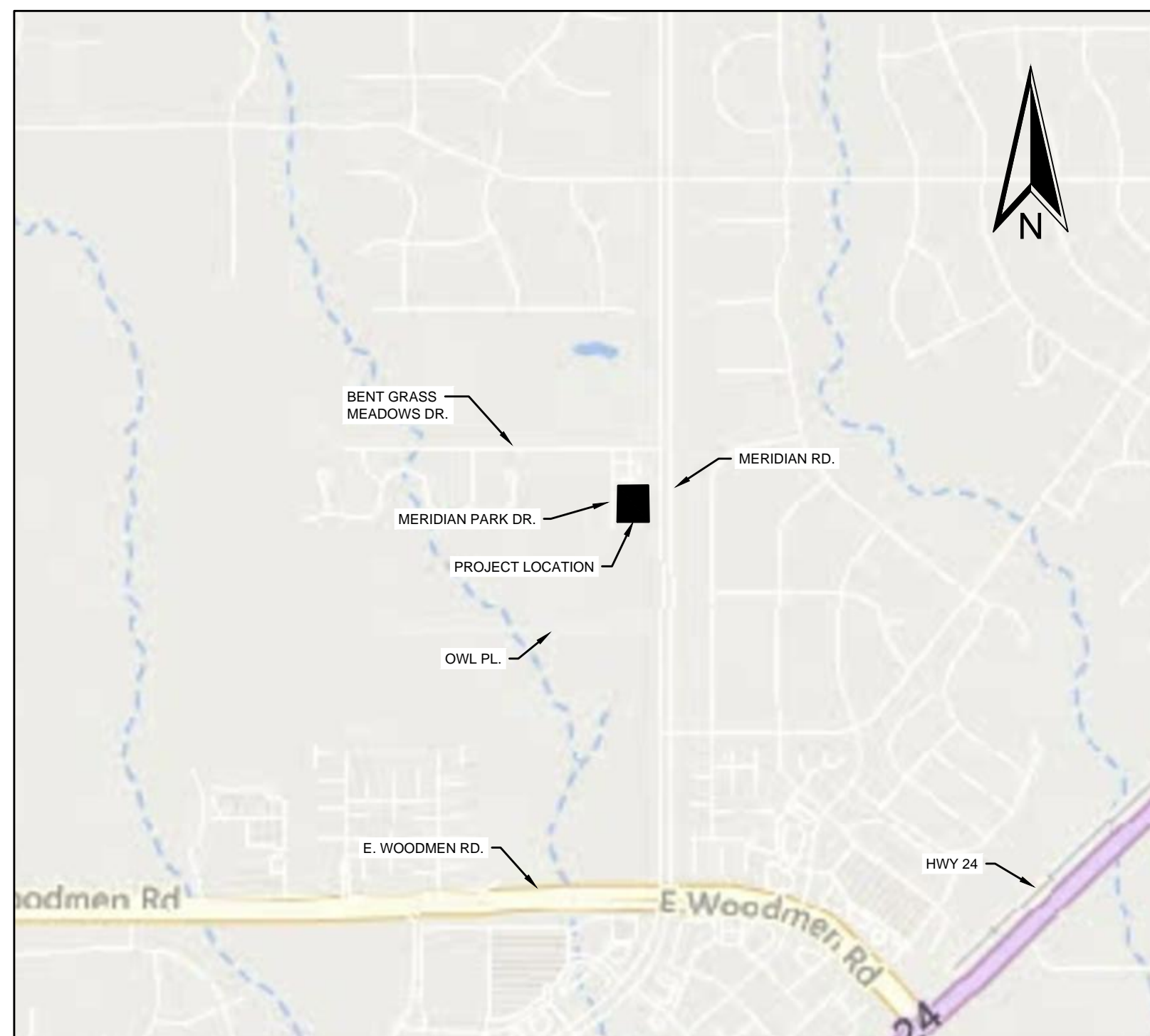
TAX SCHEDULE NUMBER: 5301104002

ADA 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.

ZONING COMPARISON TABLE		
TYPE	REQUIRED	PROVIDED
USE	COMMERCIAL SERVICES (CS)	COMMERCIAL SERVICES (CS)
LOT SIZE	63,480 SF	63,480 SF
BUILDING SETBACK	25 FT	17 FT
MINIMUM PARKING	20 SPACES	28 SPACES

SITE UTILIZATION TABLE		
COVERAGE	EXISTING	PROPOSED
TOTAL LOT SIZE	63,480 SF	63,480 SF
BUILDING	0 SF	1,998 SF
PAVEMENT	0 SF	14,625 SF
% IMPERVIOUS	0%	26.2%
% OPEN SPACE / LANDSCAPING	100%	73.8%



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER
CD MERIDIAN & BENT GRASS LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
480-313-2724
BRIAN@DOUBLETREEVENTURES.COM
ATTN: BRIAN ZUREK

SURVEYOR
M&S CIVIL CONSULTANTS, INC.
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PROJECT TEAM
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RG ENGINEERING CONSULTANTS
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303-355-5534
SOPHIA@RGEINC.COM
ATTN: SOPHIA GISIN

ABBREVIATIONS:

AC ASPHALT CONCRETE
CS COMMERCIAL SERVICES
DWG DRAWING
(E) EXISTING
E EAST
EG EXISTING GRADE
FH FIRE HYDRANT
FL FLOW LINE
FG FINISHED GRADE
FS FINISHED SURFACE
FT FEET
HP HIGHT POINT
INV INVERT
LIP LIP OF GUTTER
ME MATCH EXISTING
MAX MAXIMUM
MIN MINIMUM
(N) NEW
N NORTH
PSI POUNDS PER SQUARE INCH
PVC POLYVINYL CHLORIDE
RCP REINFORCED CONCRETE PIPE
ROW RIGHT OF WAY
SF SQUARE FEET
STD STANDARD
TC TOP OF CURB
TYP TYPICAL

LEGEND

PROPOSED	
	PARKING / WALKWAY STRIPING
	AC PAVEMENT
	SIDEWALK
	LANDSCAPING
	CURB AND GUTTER
	ADA ACCESSIBLE PATHWAY
	SEWER LATERAL
	WATER LATERAL
	GAS SERVICE LATERAL
	ELECTRICAL SERVICE LATERAL
	COMMUNICATIONS SERVICE LATERAL
	GRADE BREAK
	SILT FENCE
	GRADING LIMITS
	MAJOR CONTOUR
	MINOR CONTOUR
EXISTING	
	RIGHT-OF-WAY
	PROPERTY LINE
	ELECTRICAL LINE
	TELEPHONE LINE
	GAS LINE
	WATER LINE
	SEWER LINE
	STORM DRAIN
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	SEWER MANHOLE
	STORM MANHOLE
	ELECTRICAL POLE
	ELECTRICAL BOX
	ELECTRICAL METER
	COMMUNITY ANTENNA TELEVISION
	SIGN POST

FIRE FLOW DATA (UPDATE):

CODE USED FOR ANALYSIS: 2018 IFC WITH 2019 AMENDMENTS
OCCUPANCY GROUP(S): B
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: 2,000 SF

THIS BUILDING IS NOT PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM.

PER IFC TABLE B105.1(2):
TOTAL REQUIRED FIRE FLOW = 1,500 GPM @ 20 PSI RESIDUAL PRESSURE
DURATION = 2 HOURS

PER IFC TABLE C102.1:
MINIMUM NUMBER OF HYDRANTS = 1 HYDRANT
AVERAGE SPACING BETWEEN HYDRANTS = 500 FEET
MAXIMUM DISTANCE FROM STREET FRONTAGE = 250 FEET

LOT 1A-BENT GRASS EAST COMMERCIAL FIL. NO. 2A

VICINITY / LOCATION MAP

DATE: 06/19/2023

SCALE: HORIZONTAL: N/A VERTICAL: 1"=5'

PROJECT NO. 70-110

DESIGNED BY: VAS DRAWN BY: TAU CHECKED BY: VAS

VIC01

SHEET 1 OF 1

212 N. WAHSATCH AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION

APPROVED BY: _____

DATE: _____

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

CAUTION