

***WASTEWATER DISPOSAL REPORT***

*for*



**LAND DEVELOPMENT**  
CONSULTANTS, LLC

***CIRCLE K at HIGHWAY 24 & MERIDIAN ROAD***

**September 2021**

**Prepared By:**

**JDS-HYDRO**  
CONSULTANTS, INC.

CIRCLE K at HIGHWAY 24 & MERIDIAN ROAD

WASTEWATER DISPOSAL REPORT

September 2021

Prepared for:

Land Development Consultants, LLC  
950 S. Cherry Street, Suite 512  
Denver, CO 80246

Prepared by:

JDS-Hydro Consultants, Inc.  
5540 Tech Center Drive, Suite 100  
Colorado Springs, CO 80919

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### **APPENDICES**

*Appendix A – Service Area Exhibit*

*Appendix B – Land Use Exhibit*

*Appendix C – Commitment Letter*

**1.0 INTRODUCTION AND EXECUTIVE SUMMARY**

The purpose of this report is to address the specific wastewater loads for the proposed Circle K at Highway 24 and Meridian Road in Falcon, CO. This project is currently seeking approval of their *Preliminary Plan* through El Paso County, and this report is a requirement of approval. It must be known that this report was based on *Preliminary Plan* level drawings and information, and that the final approved project could differ from the information used to generate this report.

**EXECUTIVE SUMMARY: The Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this land use.**

**2.0 PROJECTED LAND USES**

*2.1 Projected Land Uses*

Lands within the subject area have been planned as a commercial development. This report and associated commitments pertain to a 3-acre lot for the Circle K listed above. Please refer to the Land Use Exhibit in **Appendix B**.

*2.2 Wastewater Loads for the Subject Property*

The proposed land use consists of a roughly 4,700 square-foot convenience store.

**Summary of Expected Water Demands & Wastewater Loads**

**Table 2-1**

<b>Circle K at Highway 24 &amp; Meridian Road</b>						
Estimate of Water Demand						
Land Use	Water					Wastewater
	Unit Size (SF)	Indoor ADF (@0.1 GPD/SF) <sup>1</sup> (GPD)	Indoor Annual (AF)	Irrigation (20,000 SF) (@2.46 AF/Acre) <sup>1</sup> (AF)	Total Indoor & Irrigation (AF)	ADF (@ 90% Indoor Use) (GPD)
Commercial	5,200	520	0.582	1.129	1.712	468
<b>TOTALS</b>	<b>5,200</b>	<b>520</b>	<b>0.582</b>	<b>1.129</b>	<b>1.712</b>	<b>468</b>
<i>Note 1: Per 8.4.7(B)(7)(d) of the EPC Land Development Code</i>						

### **3.0 WASTEWATER REPORT**

#### *3.1 Unit Use Wastewater Loads:*

As calculated in the Water Resources Report (per El Paso County Land Development Code criteria), indoor water use is estimated at 520 gallons per day. At 90% of indoor use, the expected wastewater load is 468 gallons per day.

#### *3.2 Treatment Facilities:*

The WHMD recently constructed a new regional wastewater treatment facility which was placed on-line in the spring of 2019. This facility serves the Falcon regional area. Falcon Highlands Metropolitan District, Paint Brush Hills Metropolitan District, and portions of Meridian Service Metropolitan District are served by this facility. The new facility is an advanced wastewater treatment plant with a hydraulic capacity of 1.3 MGD. WHMD is both in compliance with its discharge permit and has substantial adequate capacity for the additional flows.

Current average daily hydraulic loading to the treatment plant is roughly 65%, and max month hydraulic loading is roughly 71%. The addition of the subject property marks 0.0004% of the plant's permitted capacity.

#### *3.3 Collection and Pumping Facilities:*

The District operates over 51 miles of wastewater collection system and owns and operates three lift stations. This proposed land use may be required to install gravity sewer facilities (if not already in place) in accordance with WHMD standards and approvals. Said gravity sewer facilities will connect to existing collection systems owned and operated by WHMD.

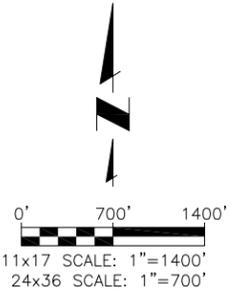
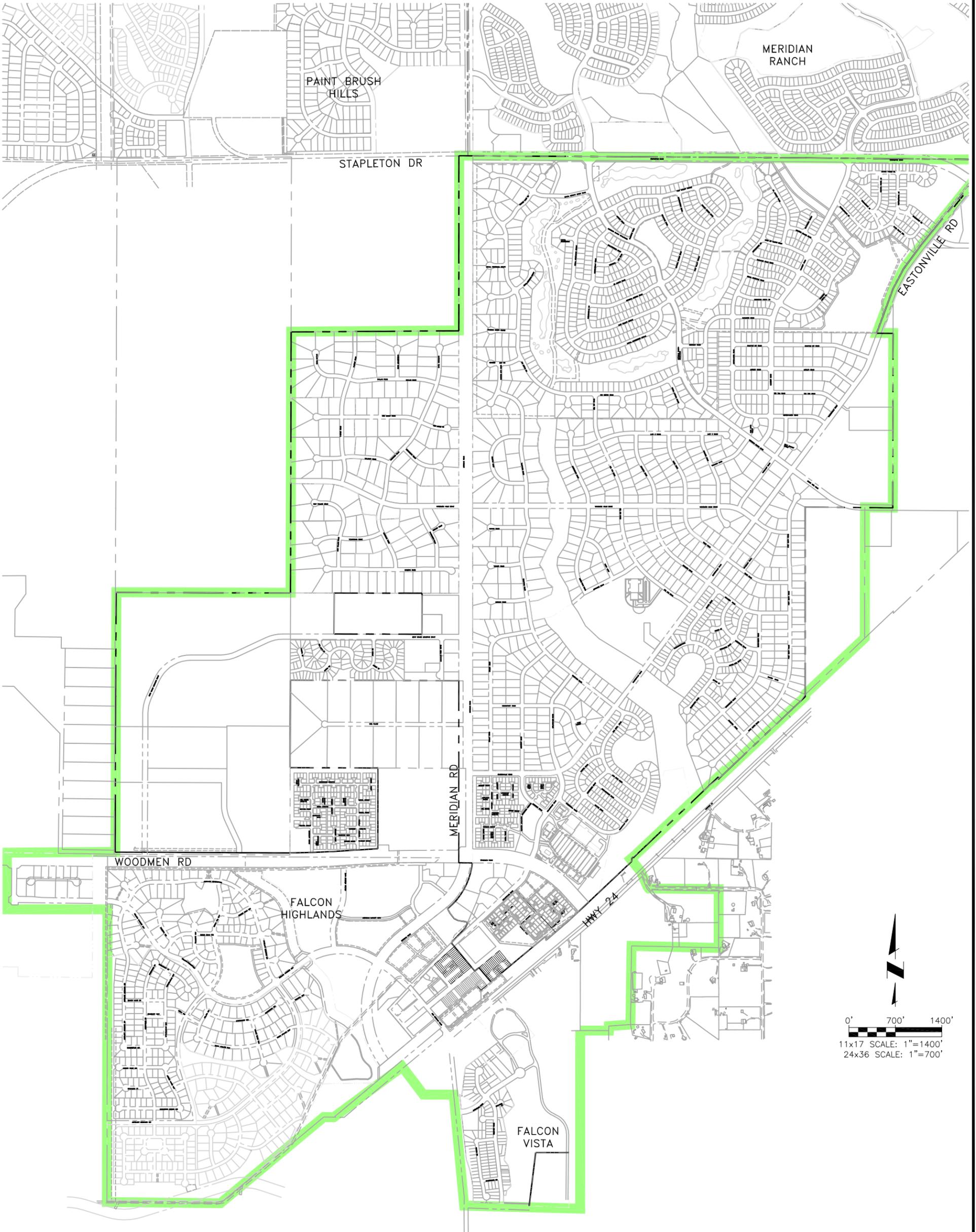
### **4.0 CONCLUSION**

**The Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this proposed land use.**

# *Appendix A*

# WOODMEN HILLS

## METROPOLITAN DISTRICT



SHEET --- OF ---

Project No.: 112.113  
 Date: 08/10/20  
 Design: JPM  
 Drawn: SKG  
 Check: JPM

REVISIONS				
NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

WOODMEN HILLS METROPOLITAN DISTRICT  
 DISTRICT MAPPING  
 APPENDIX A-2  
 SEWER SERVICE AREA

**JDS-HYDRO CONSULTANTS, INC.**  
 5540 TECH CENTER DR., SUITE 100  
 COLORADO SPRINGS, COLORADO 80919  
 (719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

# *Appendix B*

# CIRCLE K AT HIGHWAY 24 & MERIDIAN ROAD PRELIMINARY PLAN

A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO COUNTY, STATE OF COLORADO



Know what's below.  
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**Matrix**  
Excellence by Design

2435 RESEARCH PARKWAY, SUITE  
300 COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100



**LAND DEVELOPMENT  
CONSULTANTS, LLC**

950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

OWNER/DEVELOPER:



ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:

**CIRCLE K STORES INC.**

PRELIMINARY PLAN

HIGHWAY 24 & MERIDIAN ROAD  
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1207.037

DRAWN BY: LCB

CHECKED BY: NMS

DESIGNED BY: NMS

SHEET TITLE:

**TITLE SHEET**

SHEET 1 OF 5  
TS01

ISSUE DATE: JULY 2021

## SITE DATA TABLE

TAX ID NUMBERS	5312402016, 5312403003, 5312402015, 5312405003, 5312404003, 5312405005
CURRENT ZONING	C-2, RR-5
PROPOSED ZONING	CS
PROPOSED LOTS	2
TOTAL SITE ACREAGE	8.99 AC
MINIMUM LOT SIZE	3.23 AC
FRONTAGE SETBACKS	25' FRONT, 25' SIDE, 15' REAR
LOT SETBACKS	N/A
LANDSCAPE SETBACKS	25' FRONT, 25' SIDE, 15' REAR
MAXIMUM LOT COVERAGE	N/A
MAXIMUM BUILDING HEIGHT	50'

## LEGAL DESCRIPTION

## PRELIMINARY PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS DEVELOPMENT AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE FALCON FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS EXTENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, OR DESIGNEE MUST BE RECORDED, OR AUTHORIZED DESIGNEE, AND THE PLAT SHALL BE RECORDED.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING DESIGN MANUAL, THE DRAINAGE CRITERIA MANUAL, DCM, AND DCM VOLUME 2. ANY DEVIATION FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR CS ZONING, AND THE COMMERCIAL AVIATION DISTRICT OVERLAY (CAD-O).
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT AND SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OR DESIGNATED ENTITY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS (BOCC).

## SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS NOTE

## FLOODPLAIN NOTES

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0561G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

## CONTACT LIST

**OWNER**  
CIRCLE K STORES INC.  
5500 S. QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

**ELECTRICAL SERVICE**  
MOUNTAIN VIEW ELECTRIC ASSOCIATION  
11140 E. WOODMEN ROAD  
PEYTON, COLORADO 80831  
PHONE: (719) 495-2283

**DEVELOPER**  
LAND DEVELOPMENT CONSULTANTS, LLC  
950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246  
SOFIA HERNANDEZ  
PHONE: (303) 717-3305

**WATER & SANITARY**  
WOODMEN HILLS METRO DISTRICT  
8046 EASTONVILLE ROAD  
FALCON, CO 80831  
PHONE: (719) 495-2500

**CIVIL ENGINEER/ LANDSCAPE ARCHITECT**  
MATRIX DESIGN GROUP  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
NICOLE SCHANEL/ JASON ALWINE  
PHONE: (719) 575-0100

**FIRE**  
FALCON FIRE PROTECTION DISTRICT  
7030 OLD MERIDIAN ROAD  
FALCON, CO 80831  
PHONE: (719) 495-4050

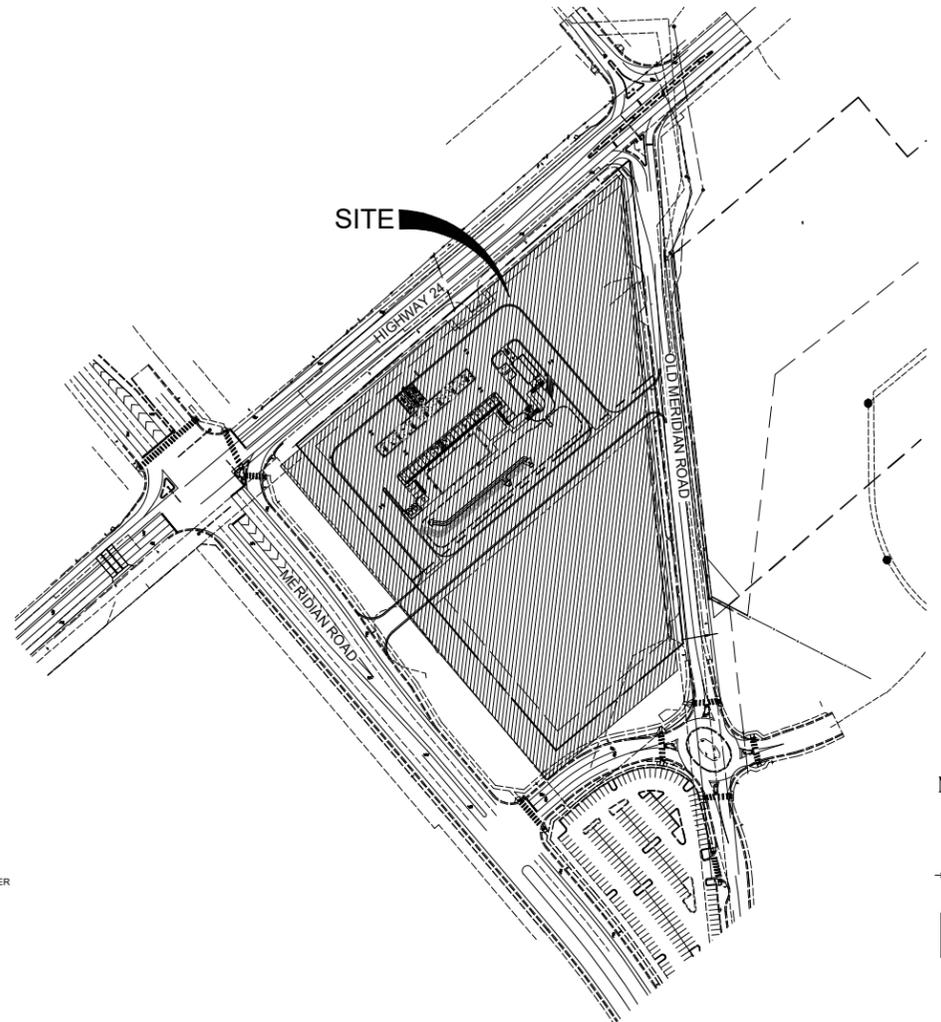
**ARCHITECT**  
GREENBERG FARROW  
30 EXECUTIVE DRIVE, SUITE 100  
IRVINE, CA 92614  
DOUG COUPER  
PHONE: (949) 296-0450

**STORM SEWER**  
EL PASO COUNTY PUBLIC SERVICES  
3275 AKERS DR.  
COLORADO SPRINGS, COLORADO 80922  
PHONE: (719) 520-6460

**LAND SURVEYOR**  
RUBINO SURVEYING  
3312 AIRPORT ROAD  
BOULDER, COLORADO 80301  
PHONE: (303) 464-9515

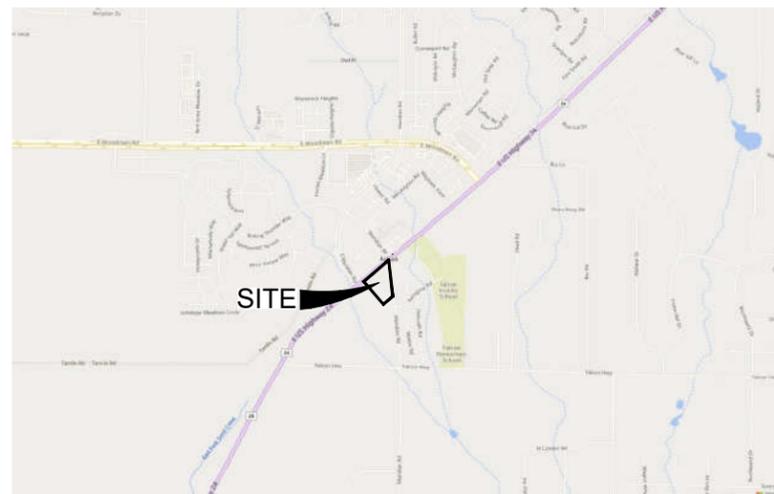
**GAS**  
COLORADO SPRINGS UTILITIES  
7710 DURANT DRIVE  
COLORADO SPRINGS, COLORADO 80920  
TIM BENEDICT  
PHONE: (719) 668-3574

**GEOTECHNICAL ENGINEER**  
TERRACON CONSULTANTS, INC.  
4172 CENTER PARK DRIVE  
COLORADO SPRINGS, CO 80916  
PHONE: (719) 597-2116



**SITE MAP**

1" = 150'



**VICINITY MAP**

1" = 2,000'

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	TS01	TITLE SHEET
2	PP01	PRELIMINARY PLAN
3	GR01	PRELIMINARY GRADING PLAN
4	LS01	LANDSCAPE PLAN
5	LS02	LANDSCAPE DETAILS

# CIRCLE K AT HIGHWAY 24 & MERIDIAN ROAD

## PRELIMINARY PLAN

A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO COUNTY, STATE OF COLORADO



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CONSULTANTS:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100



950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

OWNER/DEVELOPER:

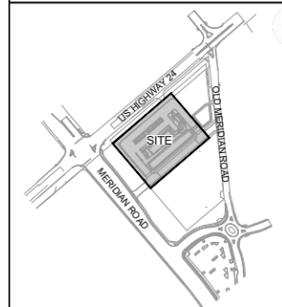


ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.

PRELIMINARY PLAN

HIGHWAY 24 & MERIDIAN ROAD  
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO. 21.1207.037

DRAWN BY: LCB

CHECKED BY: NMS

DESIGNED BY: NMS

SHEET TITLE:

# PRELIMINARY PLAN

SHEET 2 OF 5  
PP01

ISSUE DATE: JULY 2021

LOT TABLE		
LOT NO.	AC±	USE
1	5.00	COMMERCIAL
2	3.23	COMMERCIAL

TRACT TABLE		
TRACT NO.	AREA	USE
A	0.76 AC (33,106 SF)	ACCESS, DRAINAGE, UTILITIES

OWNER: FARMERS STATE BANK OF CALHAN  
1500 8TH ST. CALHAN CO, 80808  
PUD

EXCEPTED PARCEL  
REC. #219142199  
REC. #219039574

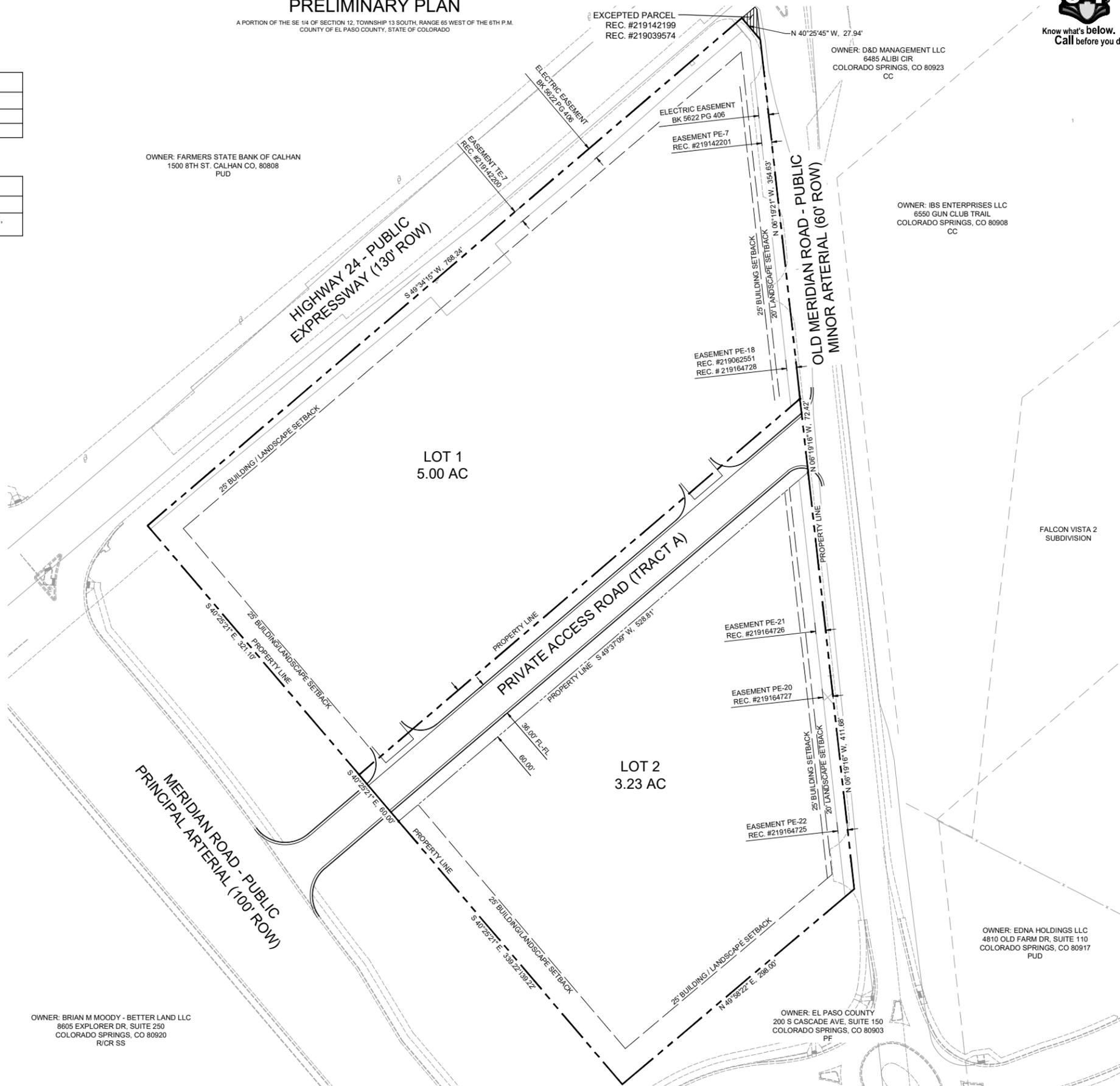
OWNER: D&D MANAGEMENT LLC  
6485 ALIBI CIR  
COLORADO SPRINGS, CO 80923  
CC

OWNER: IBS ENTERPRISES LLC  
6550 GUN CLUB TRAIL  
COLORADO SPRINGS, CO 80908  
CC

OWNER: EDNA HOLDINGS LLC  
4810 OLD FARM DR, SUITE 110  
COLORADO SPRINGS, CO 80917  
PUD

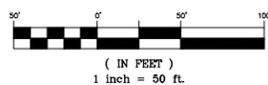
OWNER: BRIAN M MOODY - BETTER LAND LLC  
8605 EXPLORER DR, SUITE 250  
COLORADO SPRINGS, CO 80920  
R/CR SS

OWNER: EL PASO COUNTY  
200 S CASCADE AVE, SUITE 150  
COLORADO SPRINGS, CO 80903  
PF



N

GRAPHIC SCALE



# CIRCLE K AT HIGHWAY 24 & MERIDIAN ROAD PRELIMINARY PLAN

A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO COUNTY, STATE OF COLORADO



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300 COLORADO SPRINGS, CO 80920  
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**LAND DEVELOPMENT  
CONSULTANTS, LLC**

950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

OWNER/DEVELOPER:



ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.

PRELIMINARY PLAN

HIGHWAY 24 & MERIDIAN ROAD  
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1207.037

DRAWN BY: LCB

CHECKED BY: NMS

DESIGNED BY: NMS

SHEET TITLE:

**PRELIMINARY  
GRADING PLAN**

SHEET 3 OF 5  
GR01

ISSUE DATE: JULY 2021

## GRADING LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPERTY BOUNDARY
- CUT-FILL LINE
- 1.8% SLOPE ARROW
- HIGH POINT / LOW POINT

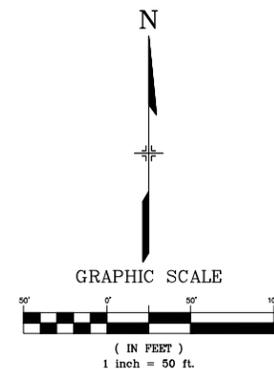
OWNER: D&D MANAGEMENT LLC  
6485 ALIBI CIR  
COLORADO SPRINGS, CO 80923  
CC

OWNER: IBS ENTERPRISES LLC  
6550 GUN CLUB TRAIL  
COLORADO SPRINGS, CO 80908  
CC

OWNER: FARMERS STATE BANK OF CALHAN  
1500 8TH ST. CALHAN CO, 80808  
PUD

OWNER: BRIAN M MOODY - BETTER LAND LLC  
8605 EXPLORER DR, SUITE 250 COLORADO  
SPRINGS, CO 8092  
R/CR SS

N



FILE LOCATION: PRELIMINARY PLAN

# CIRCLE K AT HIGHWAY 24 & MERIDIAN ROAD PRELIMINARY PLAN

A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO COUNTY, STATE OF COLORADO



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CONSULTANTS:  
**Matrix**  
Excellence by Design

2435 RESEARCH PARKWAY, SUITE  
300 COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100



**LAND DEVELOPMENT**  
CONSULTANTS, LLC

950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

OWNER/DEVELOPER:



ROCKY MOUNTAINS DIVISION  
5500 S. QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

VICINITY MAP:



PROJECT:

**CIRCLE K STORES INC.**

PRELIMINARY PLAN

HIGHWAY 24 & MERIDIAN ROAD  
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO. 21.1207.037

DRAWN BY: LCB

CHECKED BY: NMS

DESIGNED BY: NMS

SHEET TITLE:

**LANDSCAPE  
PLAN**

SHEET 4 OF 5  
LS01

ISSUE DATE: JULY 2021

## LANDSCAPE REQUIREMENTS- LOT 1

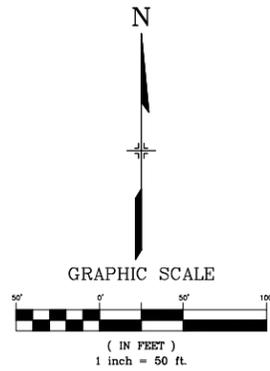
SITE DATA:  
AREA OF PARCEL: 217,939 SF (5.0 AC)  
HIGHWAY 24 FRONTAGE: 785 LF  
MERIDIAN FRONTAGE: 387 LF  
NEW MERIDIAN FRONTAGE: 321 LF

REQUIRED TREES	REQ.	PROV.
HIGHWAY 24 (1 PER 20 LF)-HW	40	40
MERIDIAN ROAD (1 PER 25 LF)-OM1	16	16
NEW MERIDIAN ROAD (1 PER 20 LF)-NM1	16	16
TOTAL TREES	72	72

## LANDSCAPE REQUIREMENTS- LOT 2

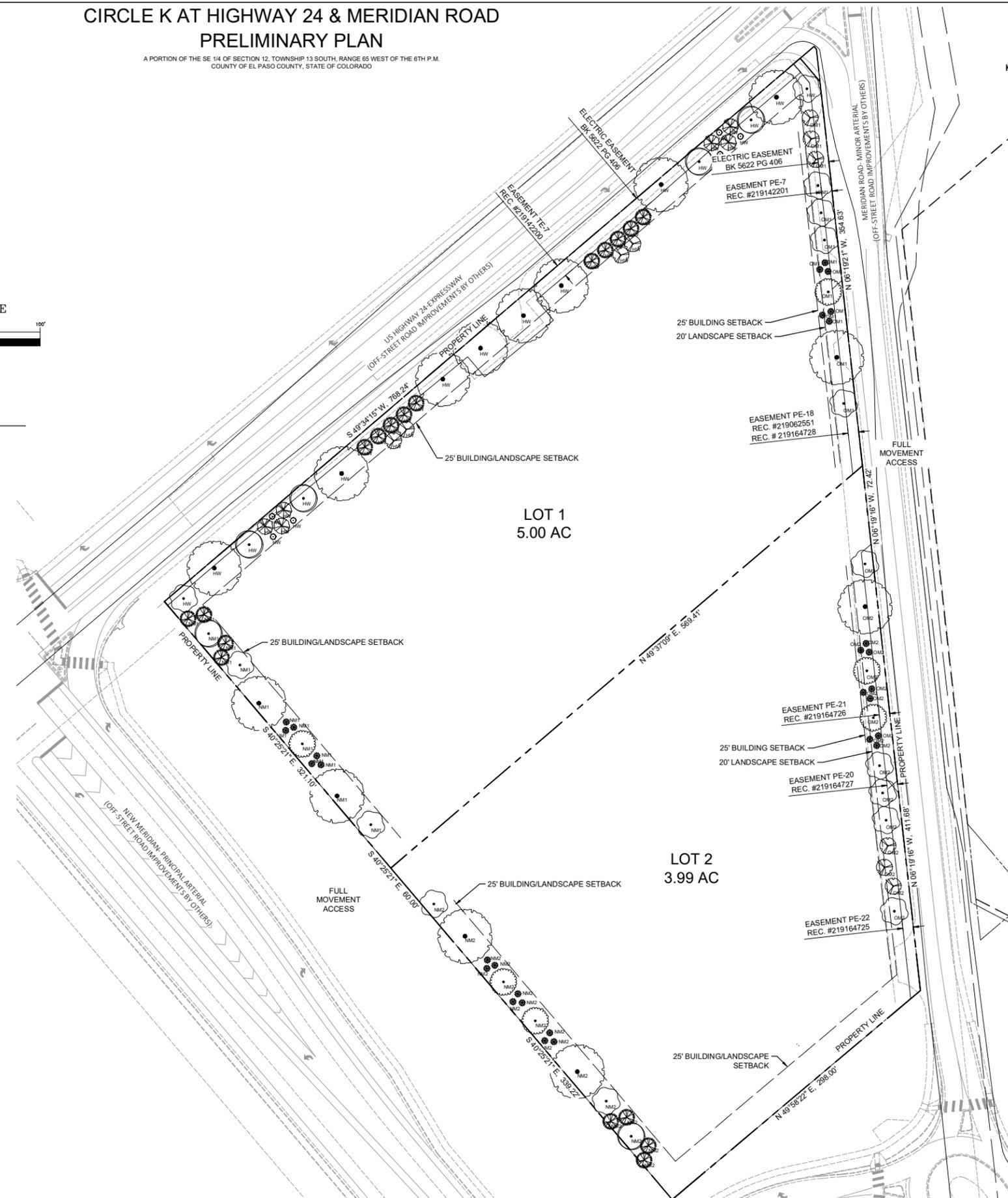
SITE DATA:  
AREA OF PARCEL: 173,666 SF (3.99 AC)  
MERIDIAN FRONTAGE: 484 LF  
NEW MERIDIAN FRONTAGE: 399 LF

REQUIRED TREES	REQ.	PROV.
MERIDIAN ROAD (1 PER 25 LF)-OM2	20	20
NEW MERIDIAN ROAD (1 PER 20 LF)-NM2	20	20
TOTAL TREES	40	40



## PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	BM	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" CAL.	B&B	25'	25'
	NP	POPULUS ANGUSTIFOLIA NARROWLEAF POPLAR	2" CAL.	B&B	40'	25'
	QB	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	50'	50'
	TG	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL.	B&B	35'	25'
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JC	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	6' HT.	B&B	15'	6'
	GL	PICEA GLAUCA 'NORTH STAR' NORTH STAR SPRUCE	6' HT.	B&B	12'	6'
	PE	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CI	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	B&B	20'	15'
	MP	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15'	15'
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CHP	CHRYSOTHAMNUS PULCHELLUS SOUTHWESTERN RABBITBRUSH	#5 CONT.	CONT.	4'	4'
	CSA	CORNUS SANGUINEA 'ARCTIC FIRE' ARCTIC FIRE BLOODTWIG DOGWOOD	#5 CONT.	CONT.	3'	3'
	CCO	COTONEASTER ADPRESSUS CREEPING COTONEASTER	#5 CONT.	CONT.	2'	3'
	PAR	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	#3 CONT.	CONT.	3'	3'
	PHD	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK	#5 CONT.	CONT.	6'	6'
	PRB	PRUNUS BESSEYI SAND CHERRY	#5 CONT.	CONT.	5'	5'
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JSB	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER	#5 CONT.	CONT.	1.5'	6'
	PNH	PINUS NIGRA 'HELGA' DWARF AUSTRIAN PINE	#5 CONT.	CONT.	5'	5'
	PVD	PINUS VIRGINIANA 'DRISCOLL' DRISCOLL'S SHRUB PINE	#5 CONT.	CONT.	3'	2'



# CIRCLE K AT HIGHWAY 24 & MERIDIAN ROAD

## PRELIMINARY PLAN

### GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA (2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- WEED BARRIER FABRIC IS REQUIRED UNDER ALL ROCK MULCH AND COBBLE AS SPECIFIED.
- SOLID STEEL EDGING WITH ROLLED TOP TO BE INSTALLED BETWEEN ALL ROCK MULCH, WOOD MULCH, COBBLE, AND SOD/NATIVE SEED. STEEL EDGING SHALL NOT BE INSTALLED BETWEEN SOD AND NATIVE AREAS.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL COVERED PER PLAN.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

### PLANTING NOTES

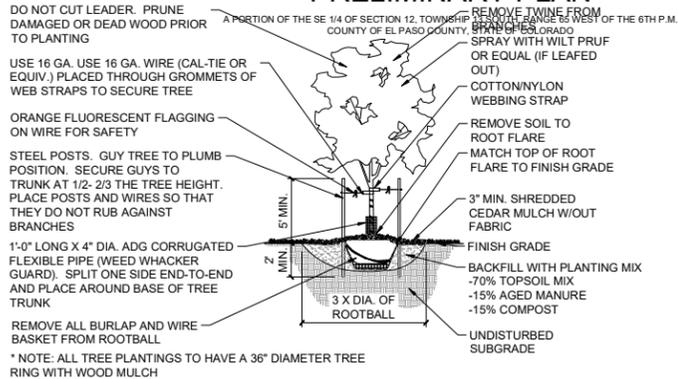
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 3" BELOW ADJACENT PAVEMENT SURFACES.
- LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
- TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
- ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
- TOPSOIL DEPTH SHALL BE AS FOLLOWS: PLANTER BEDS - 12" MINIMUM, NATIVE SEED - 12" MINIMUM
- BACKFILL ALL TREES, SHRUBS, GROUND COVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
- THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLES PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
- ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST AND TILLED INTO FIRST 4" OF SOIL.
- ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
- ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
- IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
- PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
- ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
- NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
- MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
- A THREE INCH (3") TOP DRESSING/MULCHING SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.
- THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:  
EVERGREEN SHRUBBERY MAY- OCTOBER  
DECIDUOUS SHRUBBERY & TREES MAY- OCTOBER  
EVERGREEN TREES NOV-MAR

### PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE NOTES

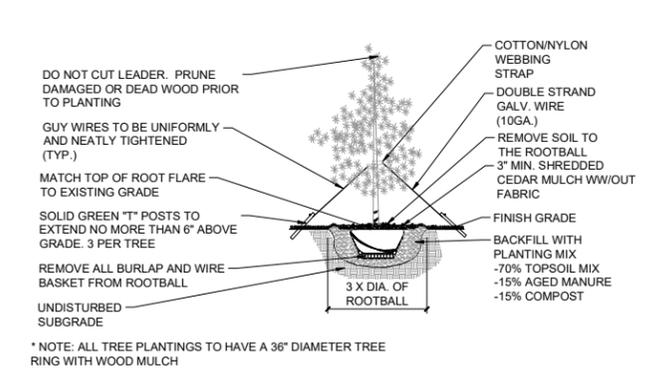
- GUARANTEE:**  
ACCEPTANCE OF GRADING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- REPLACEMENT:**  
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.
- MAINTENANCE:**  
GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THEREAFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

### HERBICIDES NOTES

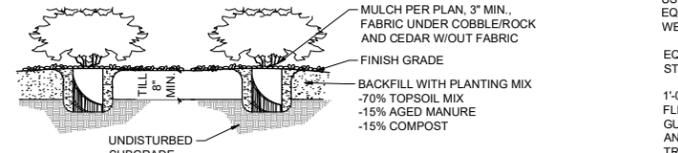
- APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
- IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE.
- NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
- CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.



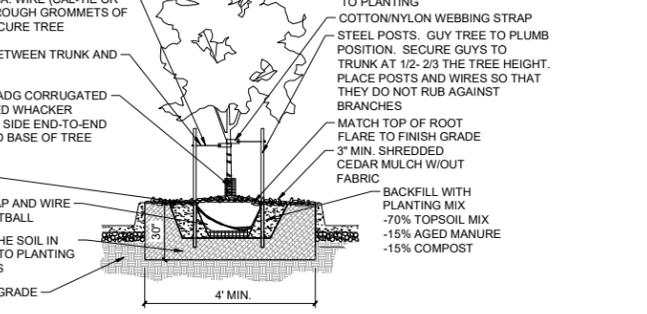
1 DECIDUOUS TREE  
NTS MS-STD-LS-01



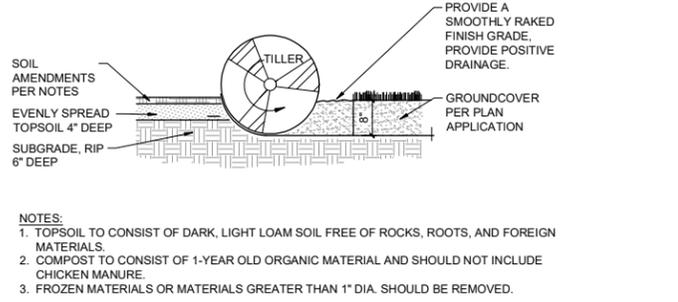
2 EVERGREEN TREE  
NTS MS-STD-LS-02



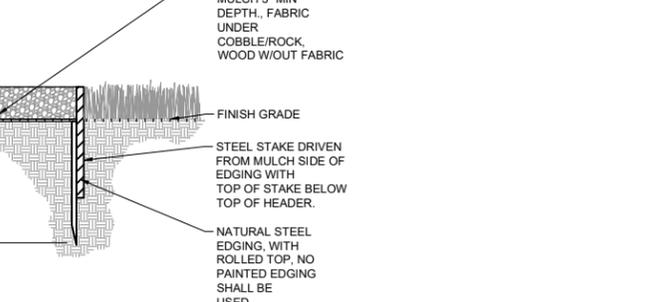
3 SHRUBS  
NTS MS-STD-LS-03



4 PARKING LOT ISLAND TREE  
NTS MS-STD-LS-10



5 SOIL PREP FOR ALL AREAS  
NTS MS-STD-LS-05



6 STEEL EDGING  
NTS MS-STD-LS-12



Know what's below.  
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CONSULTANTS:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100



950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

OWNER/DEVELOPER:



ROCKY MOUNTAINS DIVISION  
5500 S. QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.

PRELIMINARY PLAN

HIGHWAY 24 & MERIDIAN ROAD

FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO. 21.1207.037

DRAWN BY: LCB

CHECKED BY: NMS

DESIGNED BY: NMS

SHEET TITLE:

LANDSCAPE  
DETAILS

SHEET 5 OF 5  
LS02

ISSUE DATE: JULY 2021

# *Appendix C*

# WOODMEN HILLS

METROPOLITAN DISTRICT

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December 21, 2018

Sofia Hernandez  
Land Development Consultants  
11811 N. Tatum Boulevard, Suite 1051  
Phoenix, AZ 85028

Dear Ms. Hernandez,

Woodmen Hills is committing to providing water and sanitary sewer service for the proposed Circle K Store to be located at US 24 & Meridian Road. However, this property is not within Woodmen Hills Metropolitan District's boundaries. The property has to be included into the District to be serviced by WHMD. Any water right determinations of the property would be turned over to the District. Water right must equal or exceed estimated water usage. Any deficit of water would necessitate purchase of water from the District to satisfy water demand. Water usage is estimated to be 3.65 acre feet of water per year (10 SFE's at .365 acre ft. /year per SFE). WHMD current uncommitted water supply is 472.96 acre feet.

Sewer flow estimated at 571 gallons per day. Woodmen Hills Regional Water Resource Facility is currently under construction. The Facility is permitted for 1.3 million gallons per day and currently has an average flow of .750 MGD.

All fees are subject to change.

Respectfully,



Jerry Jacobson  
General Manager  
Woodmen Hills Metropolitan District