

Lindsay Darden

From: Lindsay Darden
Sent: Friday, July 10, 2020 11:04 AM
To: aschuelke@thomasgc.com
Subject: Shoppes at Meridian Ranch - Site Inspection 7-10-20
Attachments: 1655_001.pdf; 1656_001.pdf

Hi Al,
It was nice speaking with you this morning.

I visited the Shoppes at Meridian Ranch site and found the following:

Site Plan – I marked areas where the parking spaces do not match what was graphically shown on the plan
Elevations – The elevations we have in our approved site development plan do not match what was constructed
Lighting Plan – New lights have been added, others are not shown where they were approved.

To resolve the site plan, elevations, and lighting issues, we will require submittal of a Commercial Site Plan (COM). If you give me the info on who should be the contact, I can set that up and send out a submittal request for the revised drawings.

Landscaping – I highlighted the general areas of the plan where I noticed that landscape materials are either missing, dead, or stressed. You have a landscape agreement in place with collateral so we can allow extra time if you want to see if the stressed material leafs back out. Alternatively, if you prefer to get the project closed out, you can go ahead and replace the material.

Thanks,



WE NEED YOUR INPUT: The County is in the process of drafting a new Master Plan for the long term future of our community and are seeking you input regarding the proposed placetypes via a questionnaire. Placetypes are used to help define different areas of the County based on development type, shared neighborhood character, and other natural features. Please watch a the short educational video on the draft Placetypes and fill out the questionnaire which can be found here: <https://elpaso.hlplanning.com/pages/placetypes-outreach--el-paso>

Lindsay Darden
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(719) 520-6302 (Direct)

NOTE: In an effort to be respectful of the health of our employees, family, and all citizens in El Paso County, we have closed our doors to the public until at least April 30th. During this timeframe we will be making every effort to operate "business as usual". All phone calls and emails will be returned, projects reviewed, and necessary meetings held via conference call. Thank you for your patience. Be safe!

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

PERSONAL WORK SCHEDULE

Monday - Friday, 7:30 am to 4:30 pm

DEPARTMENT HOURS

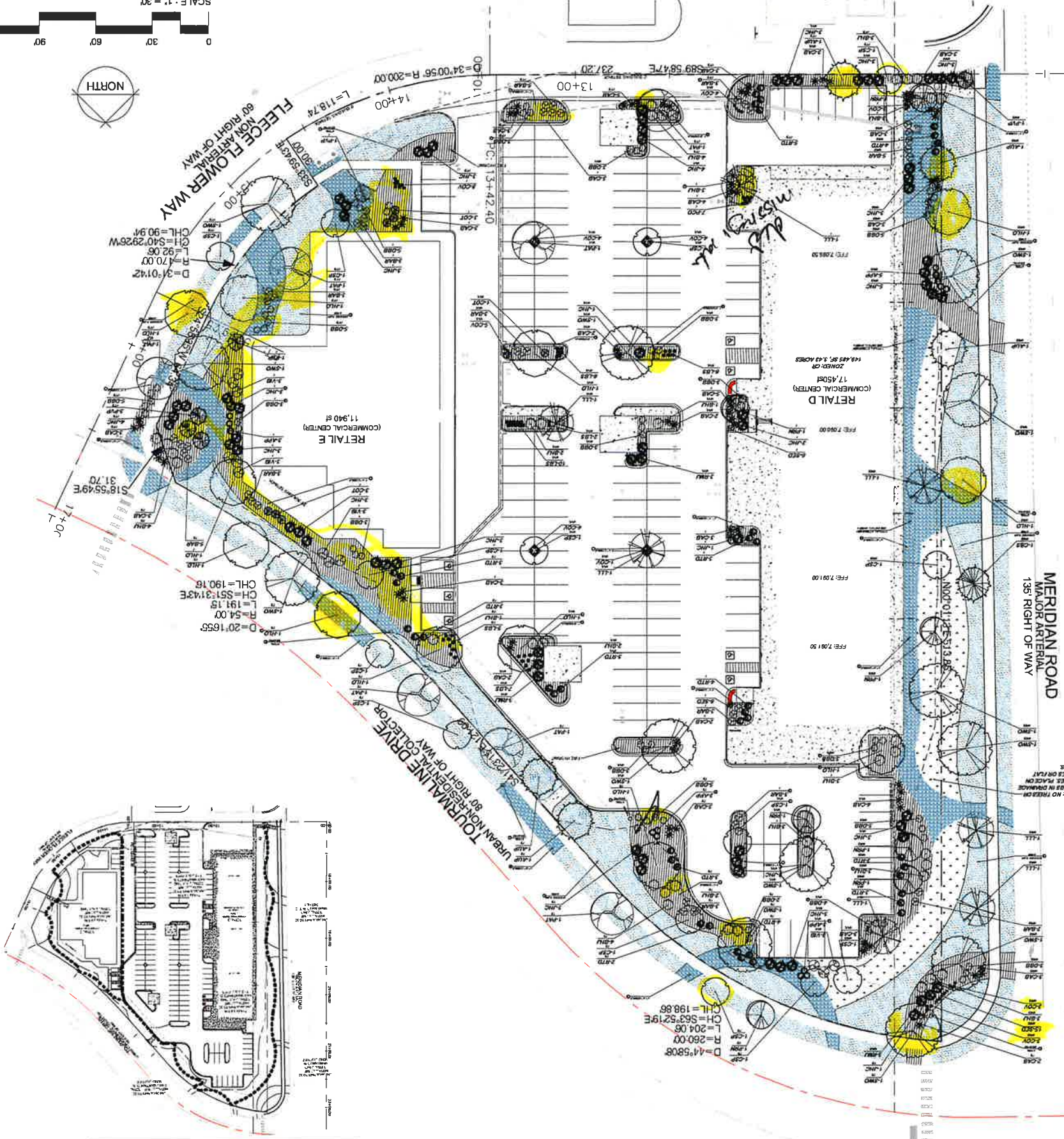
Monday - Friday, 7:30 am to 4:30 pm

THE SHOP'S AT MERIDIAN RANCH

FILING NO. 1, LOT 4
LANDSCAPE PLAN
EL PASO COUNTY, COLORADO

FALCON, COLORADO

INSTALLATION PHASING AND MAINTENANCE GUIDE



- ### GENERAL LANDSCAPE NOTES:
1. PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plan, the minimum accepted size of plants measured before planting shall conform to planting sizes as specified in the planting plan. Any measured or part size or species must be substituted to the Landscape Architect in writing for approval prior to installation.
 2. ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the COLORADO NURSERY ASSOCIATION, and the AMERICAN STANDARD OF NURSERY STOCK. All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injury, and have adequate root systems. Trees to be fully formed to width and height and from a healthy upright stem with a central leader. The contractor is to weed and mulch and install trees to 8 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
 3. SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:
 - 2 cubic yards per 1000 s.f. of well-composted aged manure or perlite/compost.
 - 1/2 cubic yard of topsoil to be applied in planting pits.
 ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.
 RECOMMENDED SOIL AMENDMENT:
 TH-41X III as supplied by CEC Sand
 4. SEEDING AREAS: All seeded or hydroseeded areas shall demonstrate 95% germination prior to final acceptance.
 5. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with 2-in sensor shut-off valves. All trees to be irrigated by underground, automatic irrigation system also equipped with a rain sensor and automatic shut-off device.
 6. INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 2"-4" over geotextile filter fabric. Filter fabric shall be min. 1 oz. woven needle punched polypropylene (weight or equivalent). Overlap ends 5" min down adjacent 5'.
 7. STEEL EDGE: All edges shall be 3/16" x 4" REVERSE OF PRO STEEL EDGE with 16" stakes at 30" O.C. color shall be green.
 8. INSPECTION AND APPROVAL: The Landscape Architect shall be notified at least 48 hours prior to plant marking, contractor of occupancy for final LANDSCAPE INSPECTION.
 9. Any field changes or deviations to these plans without prior City Approval of Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
 10. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEED AS REQUIRED.
 11. PLANTS SHALL BE WARRANTY FOR 1 YEAR AFTER THE DATE OF INSTALLATION.
 INSTALLATION WARRANTY SHALL COVER 100% OF THE REPLANTMENT COSTS.
 12. ALL SHRUBS AND TREE PLANTING BEDS TO RECEIVE 3" DEEP 1/4" BLUE GRAY CORAL MULCH UNLESS OTHERWISE SPECIFIED. ALL TREES WITHIN SOIL AREAS SHALL RECEIVE 60" DIAMETER SHREDDED CEDAR MULCH AND SHREDDED CEDAR MULCH IS AVAILABLE FROM C&C AND STONE ALL ROCK MULCH SHALL BE PLACED OVER UNDESIRABLE VARD OR APPROVED EQUAL. SUBMIT ROCK MULCH AND SHREDDED CEDAR MULCH AND GEOTEXTILE FILTER FABRIC FOR WEED CONTROL AND SHALL BE PLACED IN 50.00 FABRIC SAMPLES A PRODUCT INFORMATION TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
 13. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THE PLAN SCHEDULE. THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN AND THE PLANT SCHEDULE. ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THOSE SHOWN ON THE PLANT SCHEDULE.

HATCH LEGEND

TURF	23,771 sf
4"-8" COBBLE	9,495 sf
2"-4" COBBLE	16,603 sf
15% NATIVE SEED MIX	6,615 sf

15% Thickspike Wheat Grass
15% Blue Bluestem
15% Western Whitegrass
Application Rate: Native Grass Mix.
3lb/1000sf or 130lb/ac
Application Method: Drill Seed with Hydro-mulch and tackifier.

LANDSCAPE PLANT SCHEDULE

NO.	COMMON NAME	SCIENTIFIC NAME	PLANT TYPE	PLANT SIZE	PLANTING RATE	TOTAL QUANTITY	NOTES
001	PERENNIAL TREES						
002	DECIDUOUS TREES						
003	EVERGREEN TREES						
004	PERENNIAL SHRUBS						
005	DECIDUOUS SHRUBS						
006	EVERGREEN SHRUBS						
007	PERENNIAL GRASSES						
008	DECIDUOUS GRASSES						
009	EVERGREEN GRASSES						
010	FLOWERS						

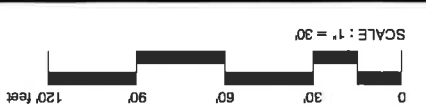
SITE CATEGORY CALCULATIONS

Category	Planting Rate	Area	Quantity
Perennial Trees	1/1000	1000	1
Deciduous Trees	1/1000	1000	1
Evergreen Trees	1/1000	1000	1
Perennial Shrubs	1/1000	1000	1
Deciduous Shrubs	1/1000	1000	1
Evergreen Shrubs	1/1000	1000	1
Perennial Grasses	1/1000	1000	1
Deciduous Grasses	1/1000	1000	1
Evergreen Grasses	1/1000	1000	1
Flowers	1/1000	1000	1



OWNER INFO

company name: SHOPS AT MERIDIAN RANCH LLC
 address: P.O. BOX 8008
 city/state: SAN DECO CA 91285
 phone no:

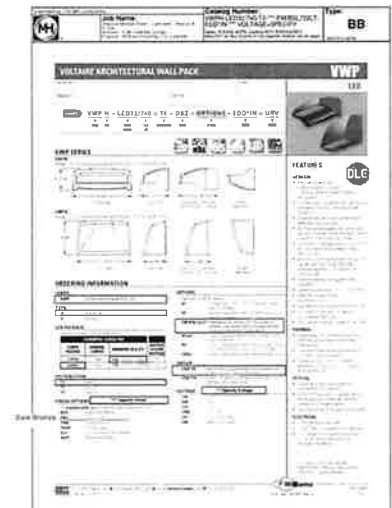
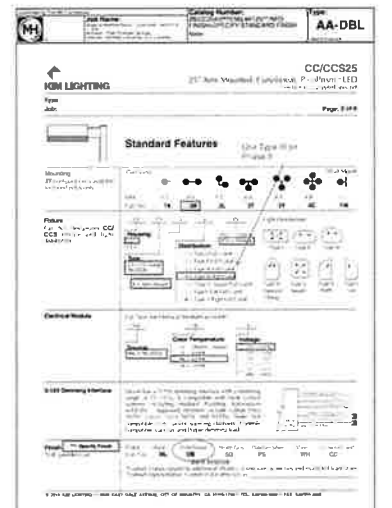
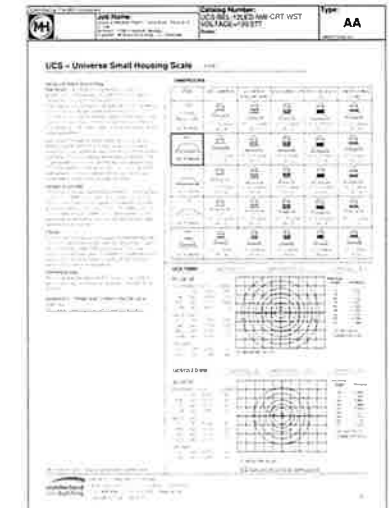
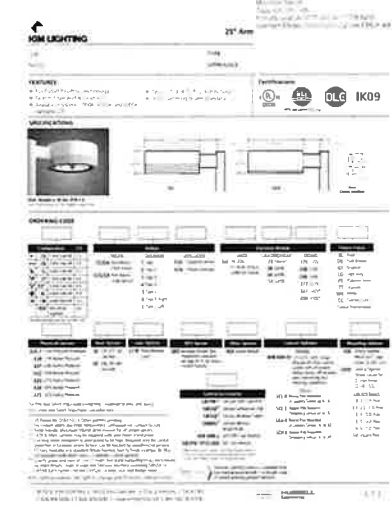
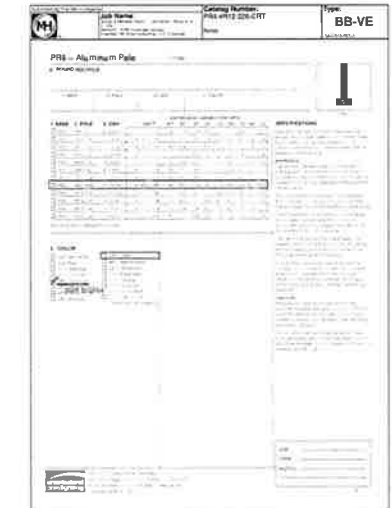
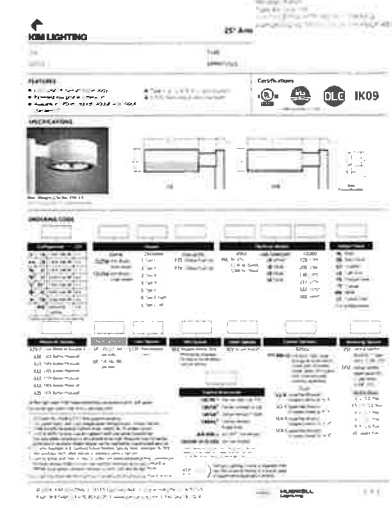
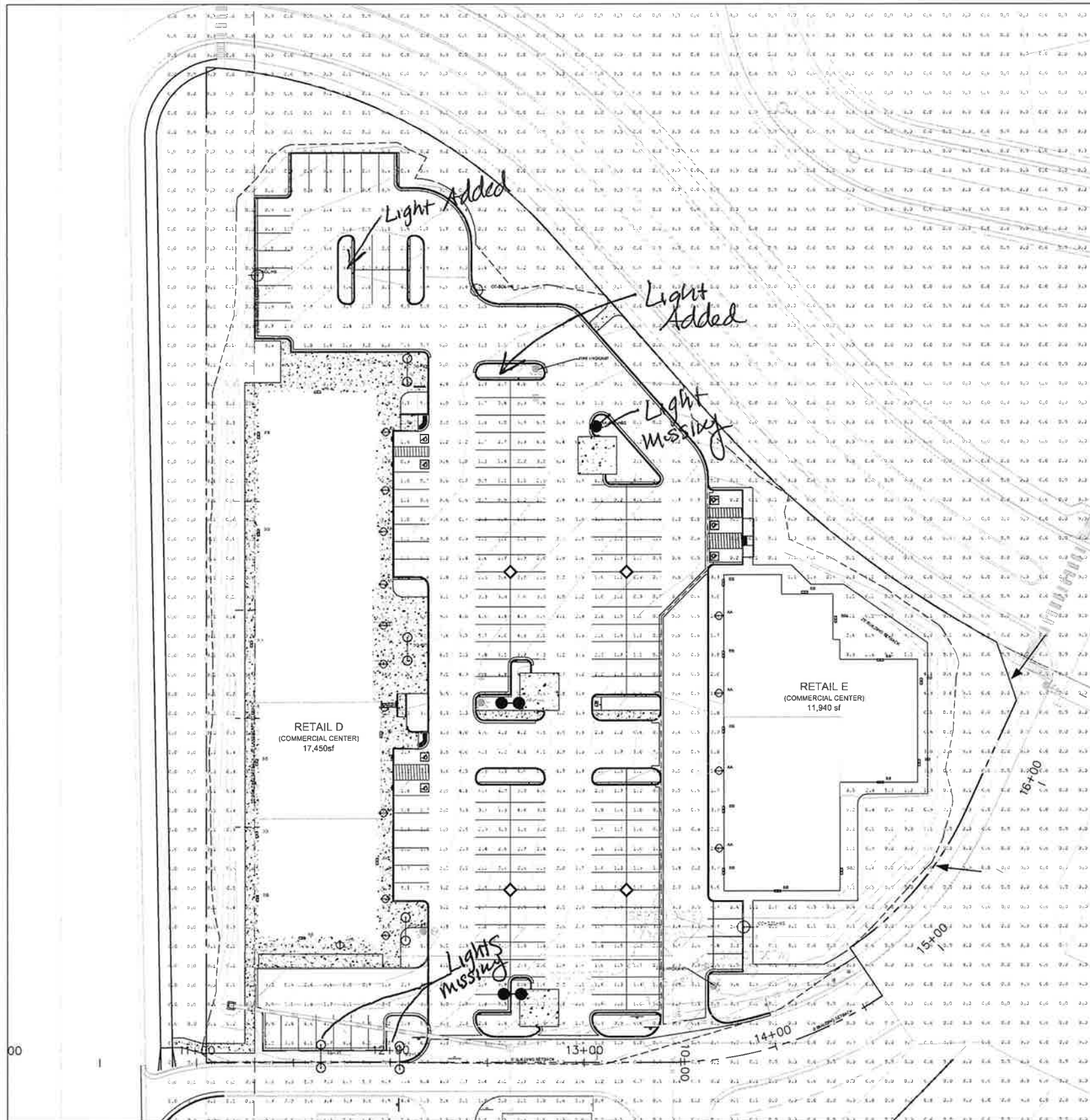


SHOP'S @ Meridian Ranch
 Site Development Plan
 Meridian Road
 Falcon, CO

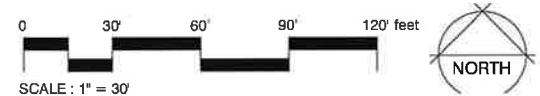
YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133

LANDSCAPE PLAN
 DRAWING NO. 2

THE SHOP'S AT MERIDIAN RANCH
 FILING NO. 1, LOT 4
 PHOTOMETRIC PLAN
 EL PASO COUNTY, COLORADO.
 FALCON, COLORADO



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	Total Watts
15	15	AA	SINGLE	0.950	N.A.	UCS-STR-12LED-NW	26.9	295.9
23	23	BB	SINGLE	N.A.	N.A.	VWPH-L30-T30-T3-SDDL-OPT-EDD-UNV	35.7	357
2	2	AA-DBL	BACK-BACK	N.A.	N.A.	2RCC253P7D-96L4K	216.9	1735.2
1	1	AA-SGL	SINGLE	N.A.	N.A.	1AICC253P7D-96L4K	216.9	850.7
7	7	BB-VE	BACK-BACK	N.A.	N.A.	2-UCM-ANG-T5-32LED-4K-700-AWT	71.3	998.201



OWNER INFO
 company name SHOPS AT MERIDIAN RANCH LLC
 address P.O. BOX 80056
 city/state SAN DIEGO CA 91238
 phone no



YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133

Structural: _____
 Electrical: _____
 Mechanical: _____
 Plumbing: _____

Shop's @ Meridian Ranch
 Site Development Plan
 Meridian Road
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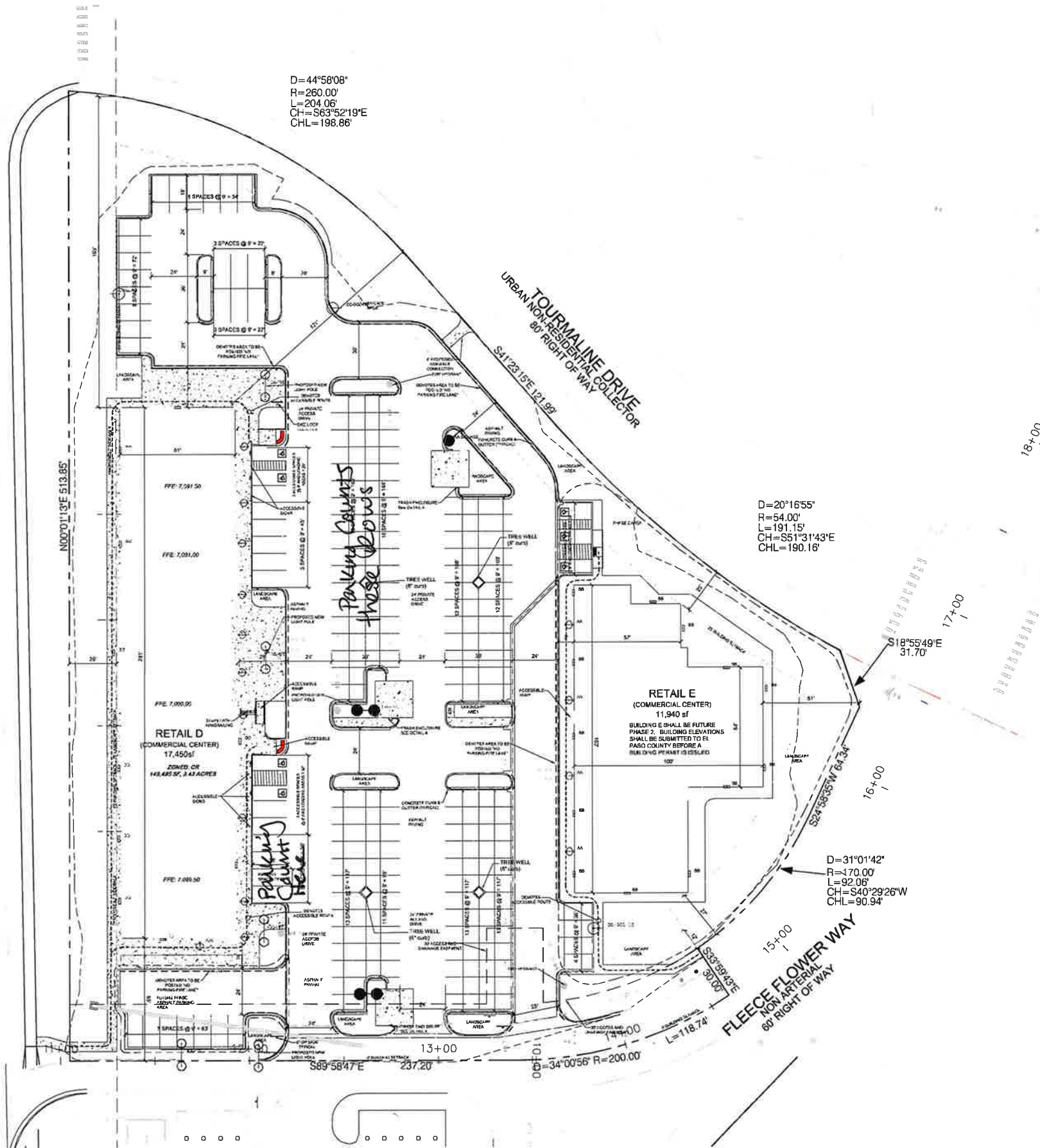
Job No. 18-113
 Discipline Planning
 File Site Development Plan-4-8-18
 Drawn By DSN
 Date 8/22/2018
 Worksheet 11/26/2018
 1/8/2019

DRAWING NO.
4
 PHOTOMETRIC PLAN

THE SHOP'S AT MERIDIAN RANCH

FILING NO. 1, LOT 4
 SITE DEVELOPMENT PLAN
 EL PASO COUNTY, COLORADO.
 FALCON, COLORADO

MERIDIAN ROAD
 MAJOR ARTERIAL
 135' RIGHT OF WAY



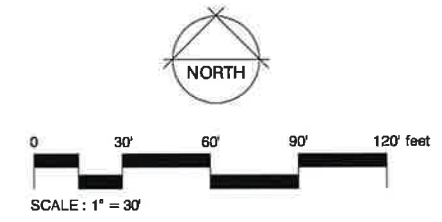
LEGAL:
 THE SHOPS AT MERIDIAN RANCH LOT 4 FILING NO. 1

SITE DATA

tax schedule no.	4230319054
area	3.43ac
ex zone	nila
proposed zone	CR
ex use	vacant
proposed use	commercial center
master plan	Falcon/Payton Small Area Plan
development schedule	SPRING 2019

area	3.43ac
proposed use	commercial center
bdg area	29,390sf
max. bdg height	45'
prop. bdg height	44'
bdg setbacks	
front	26'
side	25'
rear	25'
%lot coverage	20% (29,390sf)
bdgs	43% (64,383sf)
impervious	37% (55,712sf)
landscaping	

use	retail D commercial center	retail E commercial center
bdg area	17,460sf	11,940sf
ratio	1/250sf	1/250sf
required (incl flk)	70 (incl 3h/c)	47 (incl 3h/c)
provided	99 (incl 3h/c)	47 (incl 3h/c)



OWNER INFO

company name: SHOPS AT MERIDIAN RANCH LLC
 address: P.O. BOX 60036, SAN DIEGO CA 92168
 phone no:



YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

Structural: _____
 Electrical: _____
 Mechanical: _____
 Plumbing: _____

Shop's @ Meridian Ranch
 Site Development Plan
 Meridian Road
 Falcon, CO

DATE: 10/15/18
 DRAWN BY: J. W. [unreadable]
 CHECKED BY: [unreadable]
 PROJECT NO: 11282618
 DRAWING NO: 4/8/2019

DRAWING NO: 1
 SITE DEVELOPMENT PLAN