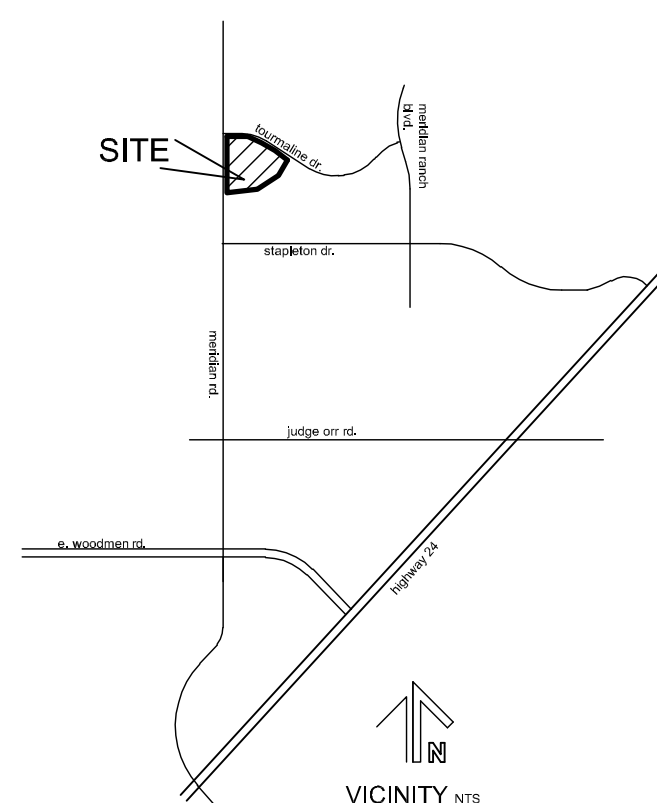
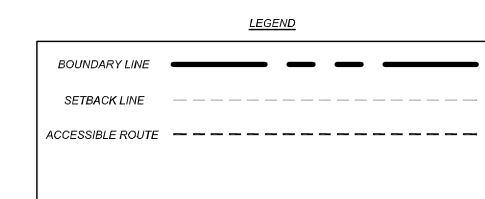
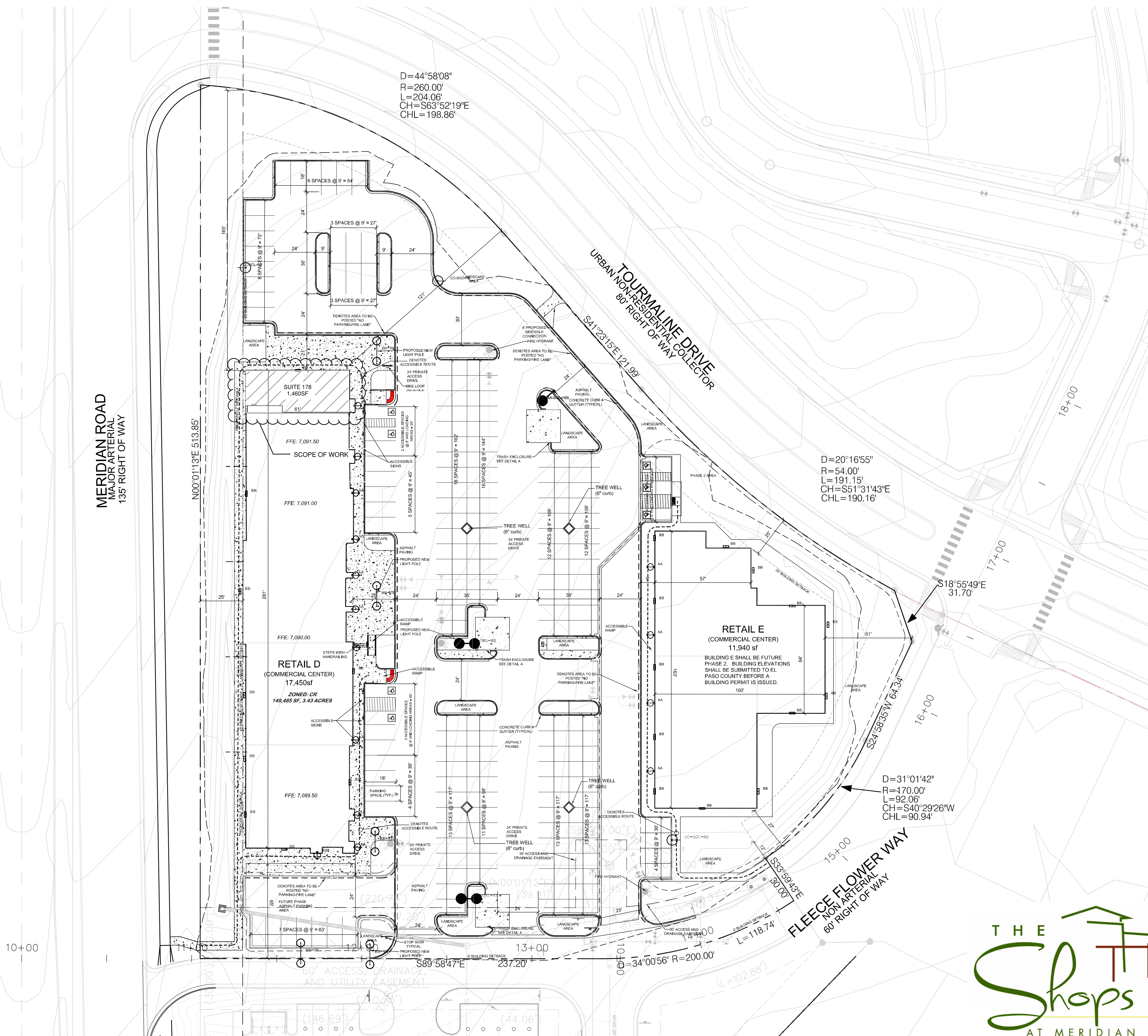


By: Mercedes Rivas
Date: 09/02/2021
El Paso County Planning & Community Development



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



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

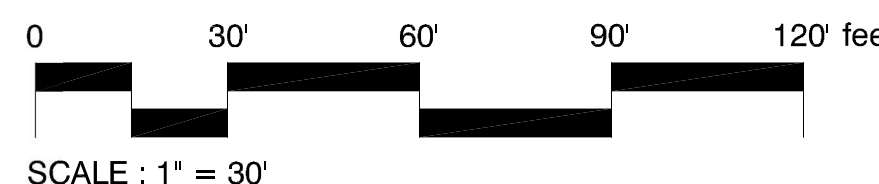
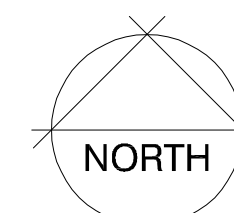
SITE DATA

tax schedule no.:	4230319054
area	3.43ac
ex zone	n/a
proposed zone	CR
ex use	vacant
proposed use	commercial
master plan	Falcon/Peyton Small Area Pla
development schedule	SPRING 2019

EXISTING PARKING	LOT INFO	LOT 1		
		use	retail D commercial center	retail E commercial center
	area	3,343ac		
	proposed use	commercial center		
	bidg area	29,390sf		
	max. bidg height	45'		
	prop. bidg height	44'		
	bidg setbacks			
	front	25'		
	side	25'		
	rear	25'		
	%lot coverage			
	bidgs	20% (29,390sf)		
	impervious	43% (64,383sf)		
	landscaping	37% (55,712sf)		
	use	retail D commercial center	retail E commercial center	
	bidg area	17,450sf	11,940sf	
	ratio	1250sf	1250sf	
	required (incl hwy)	70 (incl 3hwy)	47 (incl 3hwy)	
	required (incl hwy)	99 (incl 5hwy)	47 (incl 3hwy)	

building area	15,990sf
ratio	1/250sf (64)
scope of work	1,460sf (SUITE 178)
ratio	1/100sf (15)
required	79
provided	99

Owner name	Shops at Meridian Ranch
address city/state	PO BOX 80036 San Diego, CA 92138
Tenant	Bad Ass Coffee Company of Hawaii
address city/state	11910 Tourmaline Dr. Ste. 178 Peyton, CO 80831
applicant name	Lisa Peterson
phone no	719-570-1599
email	lpeterson@hammersconstruction.com



FILE NUMBER: COM-21-042

YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

1115 S. Weber Colorado Springs, Colorado 475-8133

Shop's @ Meridian Ranch

Site Development Plan

Meridian Road
Falcon, CO

Job No.	18.115
Directory	Planning
File	Site development plan 4-6-1
Drawn By	DBN
Date	6/22/2018
Revised	10/4/2018
	11/28/2018
	4/8/2019

DRAWING NO

1

SITE DEVELOPMENT PLAN

Meridian Road
Falcon, CO