

THE SHOP'S AT MERIDIAN RANCH

FILING NO. 1, LOT 4

SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO.

FALCON, COLORADO



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

Shop's @ Meridian Ranch

Site Development Plan

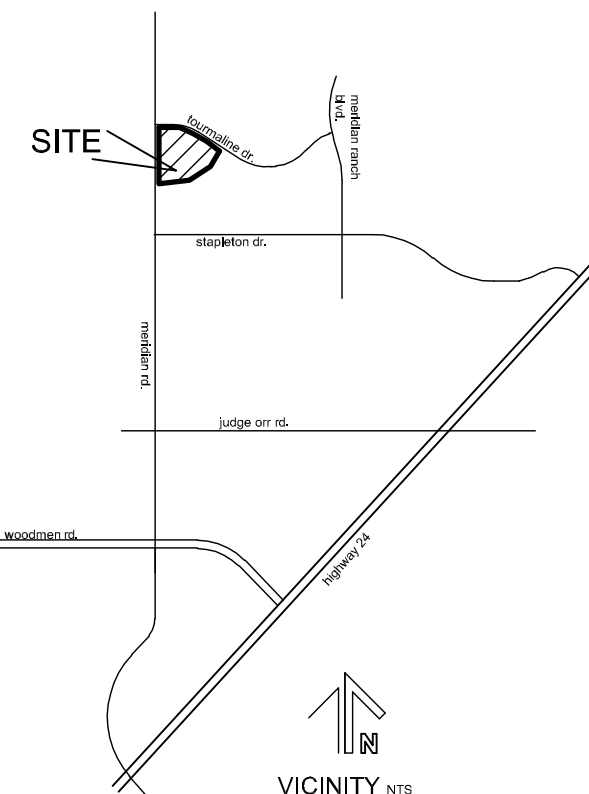
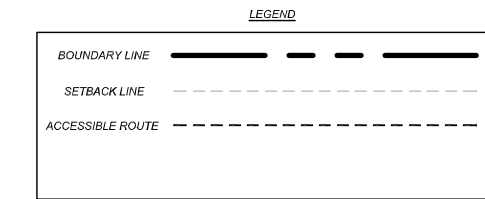
Meridian Road
Falcon, CO

Drawn By: CBN
Date: 6/22/2018
Revised: 11/28/2018
4/8/2019

DRAWING NO.

1

SITE DEVELOPMENT
PLAN



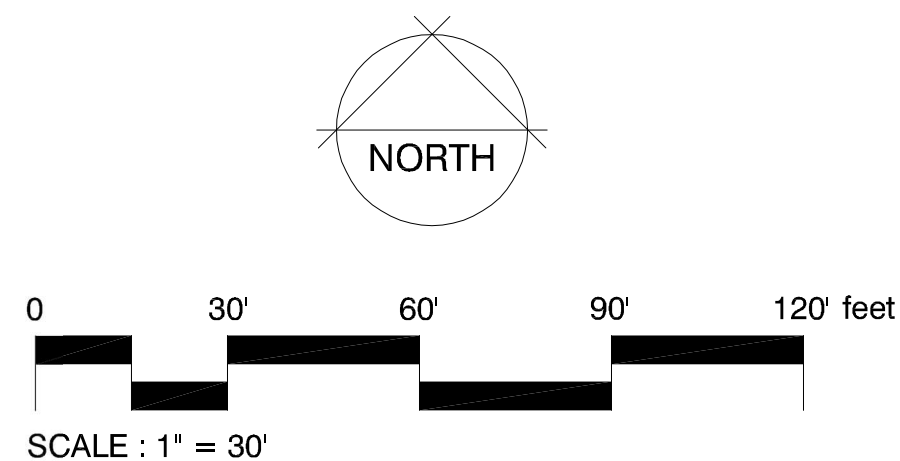
LEGAL:
THE SHOPS AT MERIDIAN RANCH LOT 4 FILING NO. 1

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 Plan
development schedule	SPRING 2019

LOT INFO	
proposed use	3.43ac commercial center
bldg area	29,390sf
max. bldg height	45'
prop. bldg height	44'
bldg setbacks	
front	25'
side	25'
rear	25'
% lot coverage	
bldgs	20% (29,390sf)
impervious	43% (64,383sf)
landscaping	37% (55,712sf)
use	retail D commercial center retail E commercial center
bldg area	17,450sf 11,940sf
ratio	1/250sf 1/250sf
required (incl h/c)	70 (incl 3h/c) 47 (incl 3h/c)
provided	99 (incl 3h/c) 47 (incl 3h/c)

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

OWNER INFORMATION	
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

