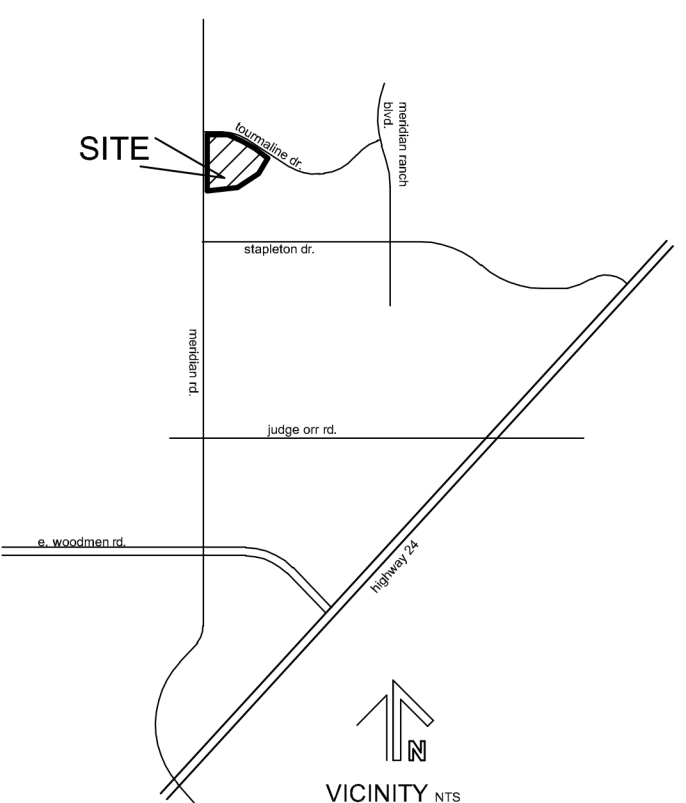
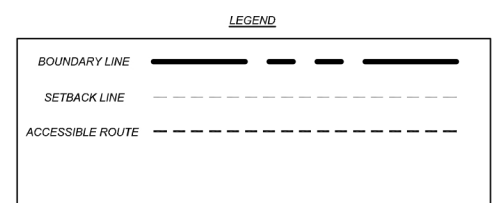
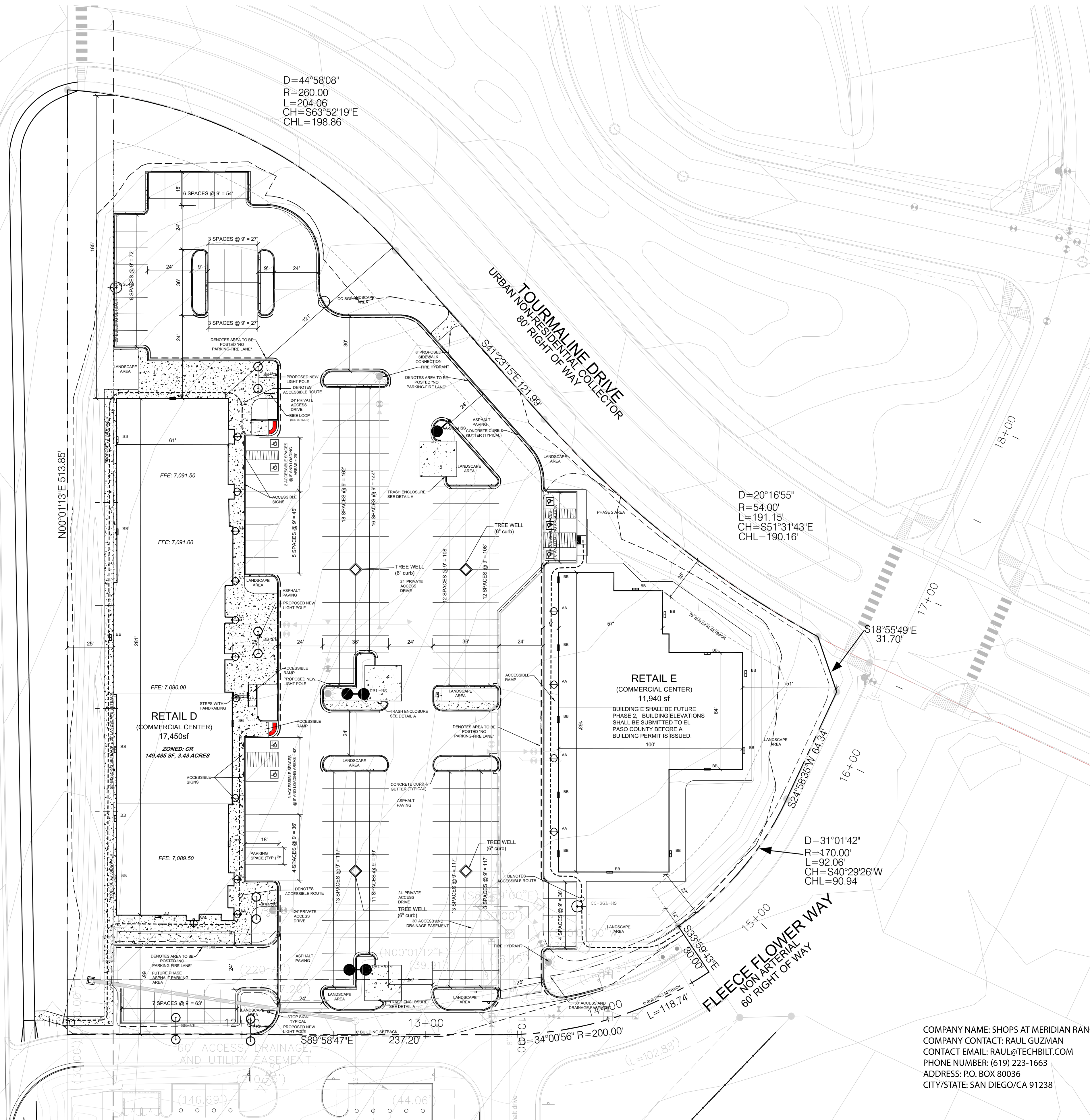


THE SHOP'S AT MERIDIAN RANCH

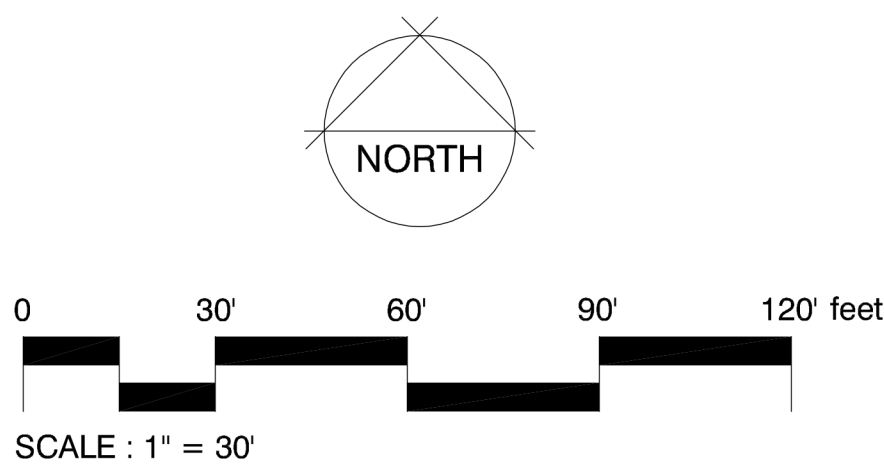
FILING NO. 1, LOT 4
SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO.
FALCON, COLORADO

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	n/a
proposed zone	CR
ex use	vacant
proposed use	commercial center
master plan	Falcon/Peyton Small Area Plan
development schedule	SPRING 2019
area	3.43ac
proposed use	commercial center
bldg area	29,390sf
max. bldg height	45'
prop. bldg height	44'
bldg setbacks	
front	25'
side	25'
rear	25'
%lot coverage	20% (29,390sf)
bldgs	43% (64,383sf)
impervious	37% (55,712sf)
landscaping	
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 5h/c) 47(incl 3h/c)



COMPANY NAME: SHOPS AT MERIDIAN RANCH LLC
COMPANY CONTACT: RAUL GUZMAN
CONTACT EMAIL: RAUL@TECHBILT.COM
PHONE NUMBER: (619) 223-1663
ADDRESS: P.O. BOX 80036
CITY/STATE: SAN DIEGO/CA 91238

TENANT NAME: PANIOLA COFFEE COMPANY, INC
TENANT BRAND: BAD ASS COFFEE COMPANY OF HAWAII
TENANT CONTACT: LEE WILVERDING
TENANT CONTACT EMAIL: lwilverding@me.com
PHONE NUMBER: 719-473-0482
ADDRESS: 4810 OLD FARM DR.
CITY/STATE: COLORADO SPRINGS, CO 80917



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

Job No: 18.115
Directory: Planning
File: Site development plan 4-6-19
Drawn By: DSN
Date: 6/22/2018
Revised: 10/4/2018
11/28/2018
4/8/2019

DRAWING NO.
1
SITE DEVELOPMENT
PLAN