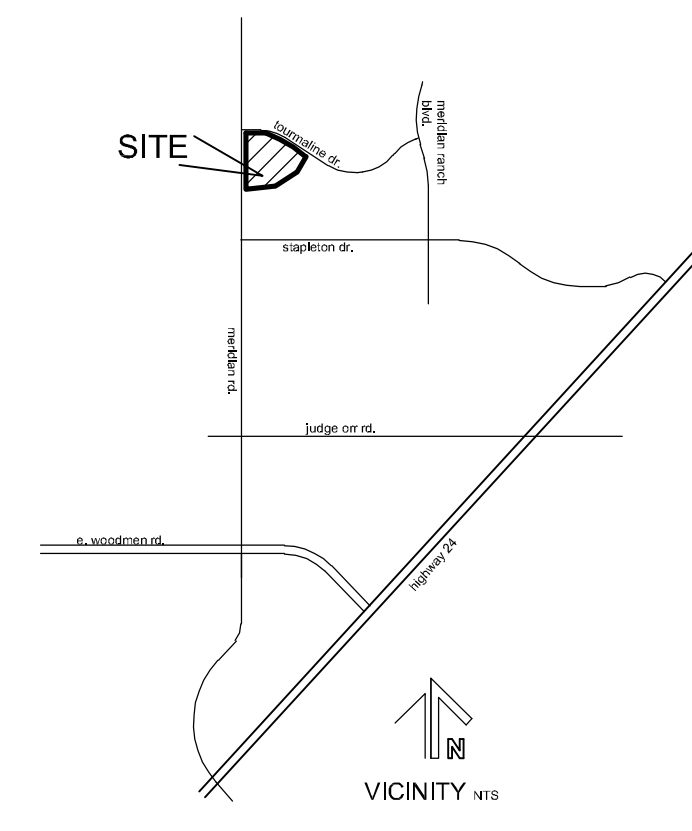
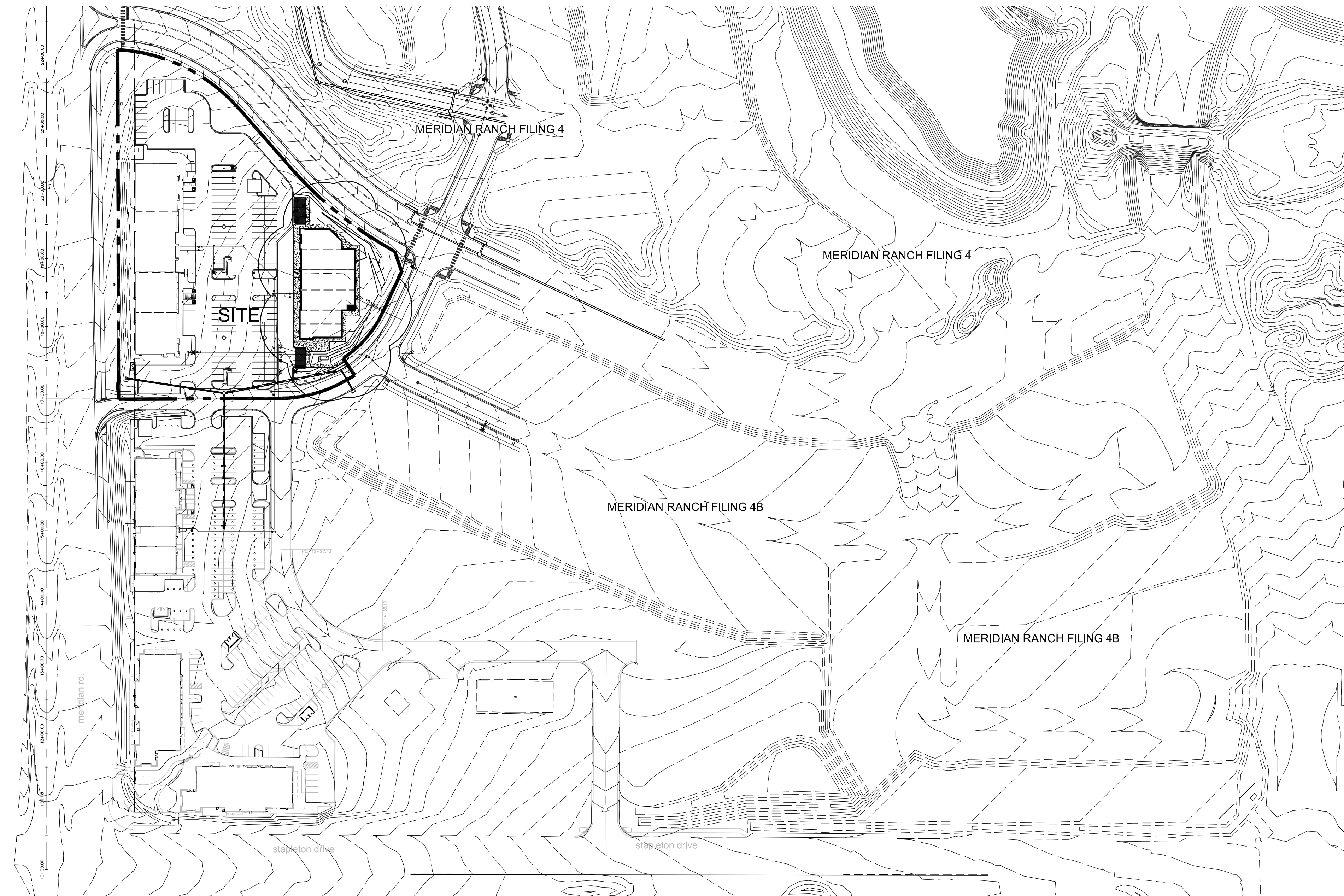


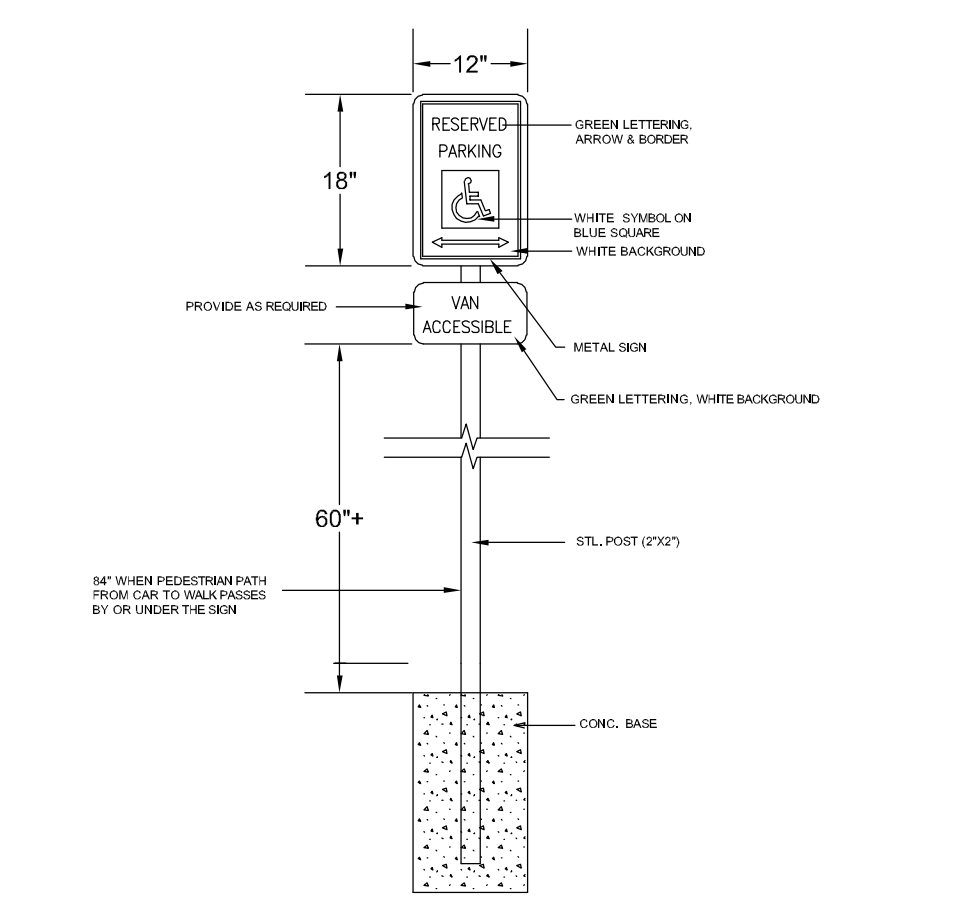
THE SHOP'S AT MERIDIAN RANCH

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

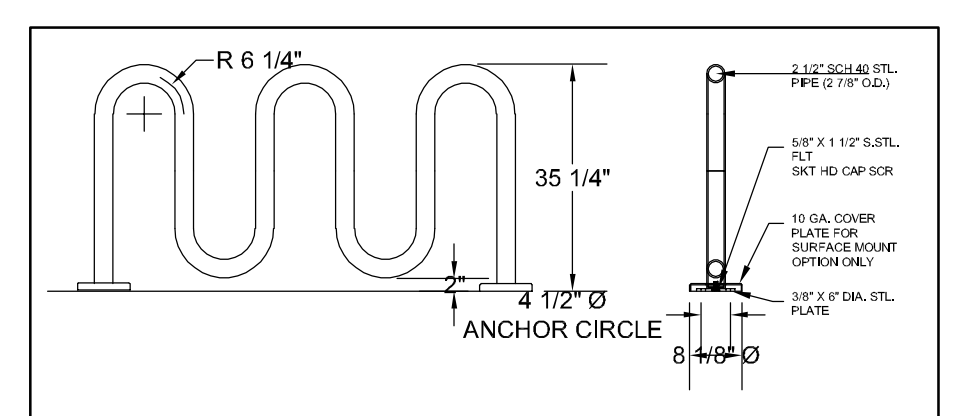


LEGAL:
 THE SHOPS AT MERIDIAN RANCH FILING NO. 1 LOT 4
 SITE DATA

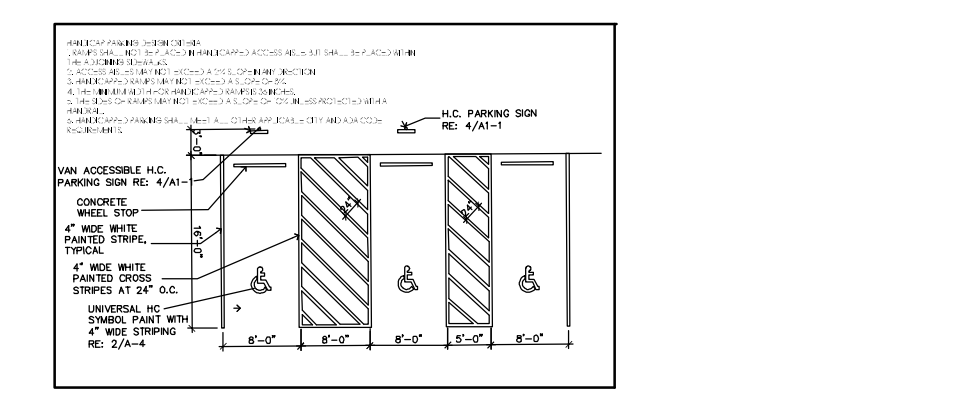
tax schedule no.:	4230319054
area	3.43ac
ex zone	n/a
proposed zone	CR
ex use	vacant
proposed use	commercial center
master plan	Falcon/Peyton Small Area Plan
development schedule	SPRING 2019
area	3.43ac
proposed use	commercial center
bdg area	29,390sf
max. bdg height	45'
prop. bdg height	44'
bdg setbacks	
front	25'
side	25'
rear	25'
%lot coverage	
bdgs	20% (29,390sf)
impervious	43% (64,383sf) 37% (55,712sf)
use	retail D commercial center retail E commercial center
bdg area	17,450sf 11,398sf
ratio	1/250sf 1/250sf
required (incl h/c)	70 (incl 3h/c) 46 (incl 3h/c) 116 TOTAL
provided	95 (incl 4h/c) 47 (incl 3h/c) 142



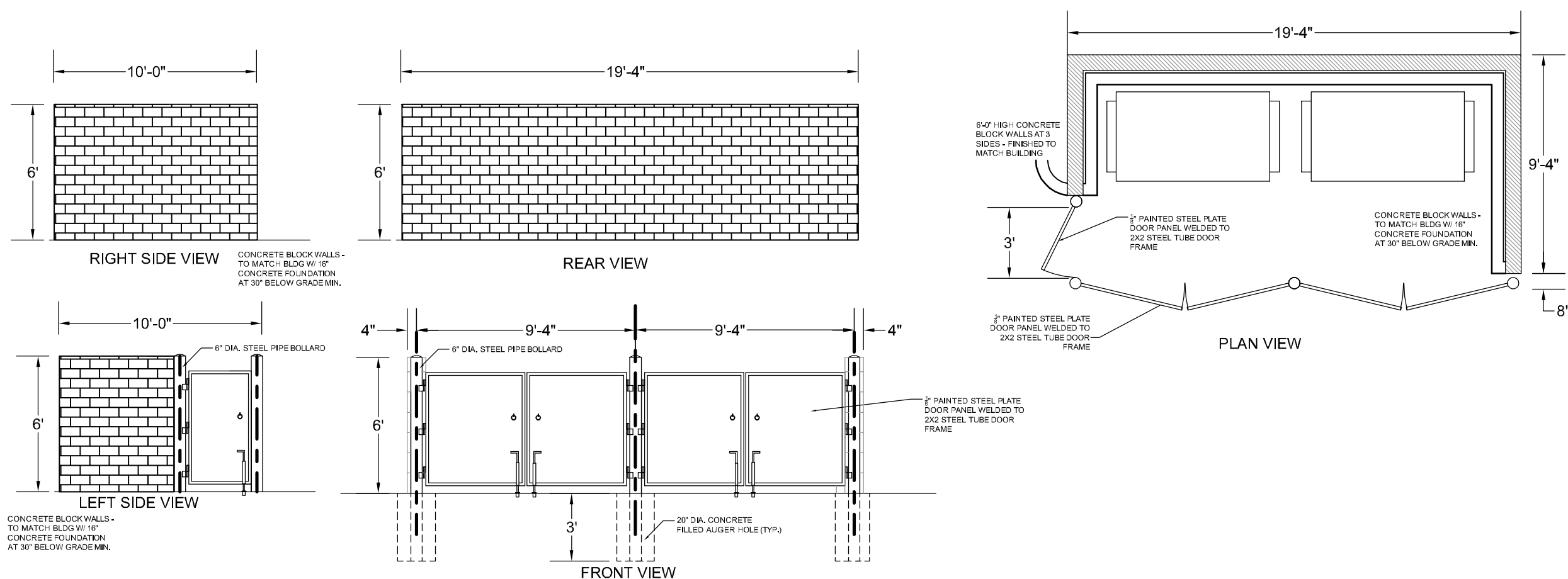
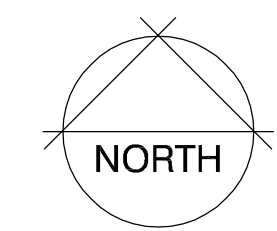
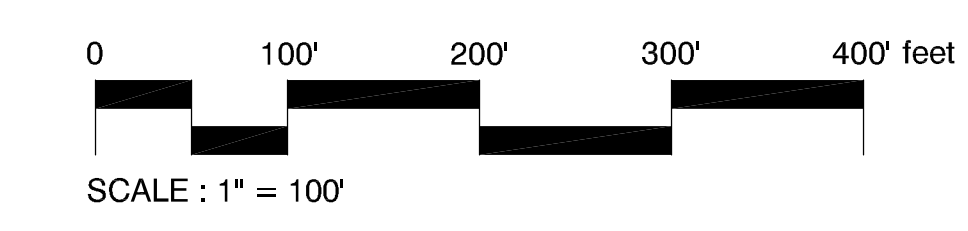
A ACCESSIBLE SIGNAGE DETAIL
 N.T.S.



B BIKE LOOP
 N.T.S.



C TYPICAL HANDICAP PARKING DETAIL
 N.T.S.



D TRASH ENCLOSURE
 N.T.S.

ADA DESIGN PROFESSIONAL STANDARD NOTE:
 The party responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

SHEET INDEX

- 1.... Site development plan
- 2.... Landscape plan
- 3.... Landscape details
- 4.... Photometric plan
- 5....
- 6....
- 7....
- 8....

OWNER INFO

company name	SHOPS AT MERIDIAN RANCH LLC
address	P.O. BOX 80036
city/state	SAN DIEGO CA 91238
phone no	

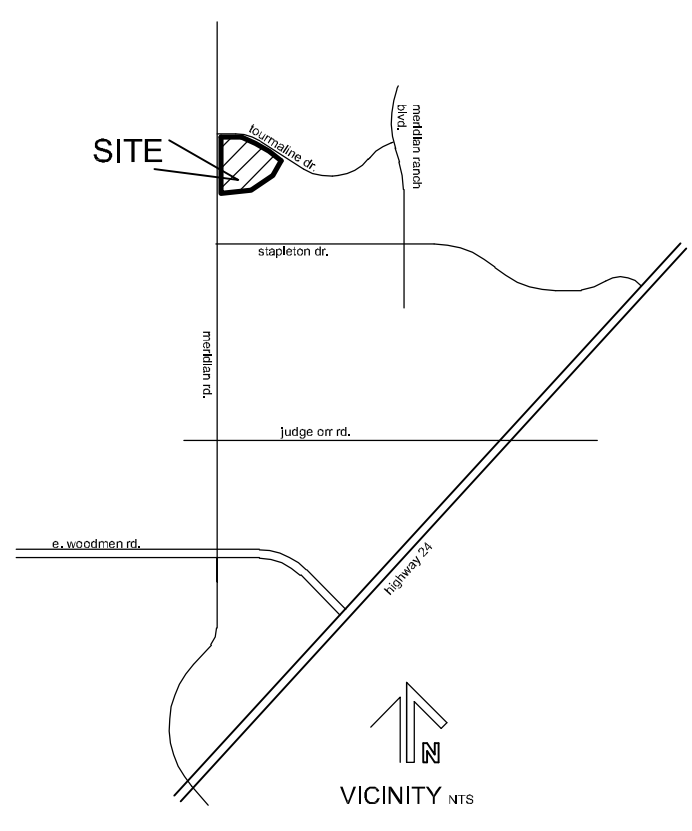
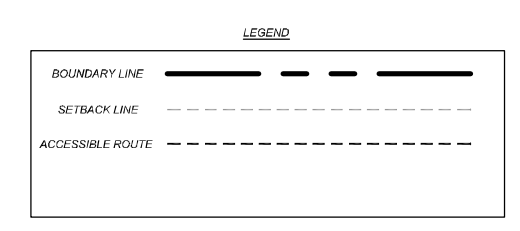
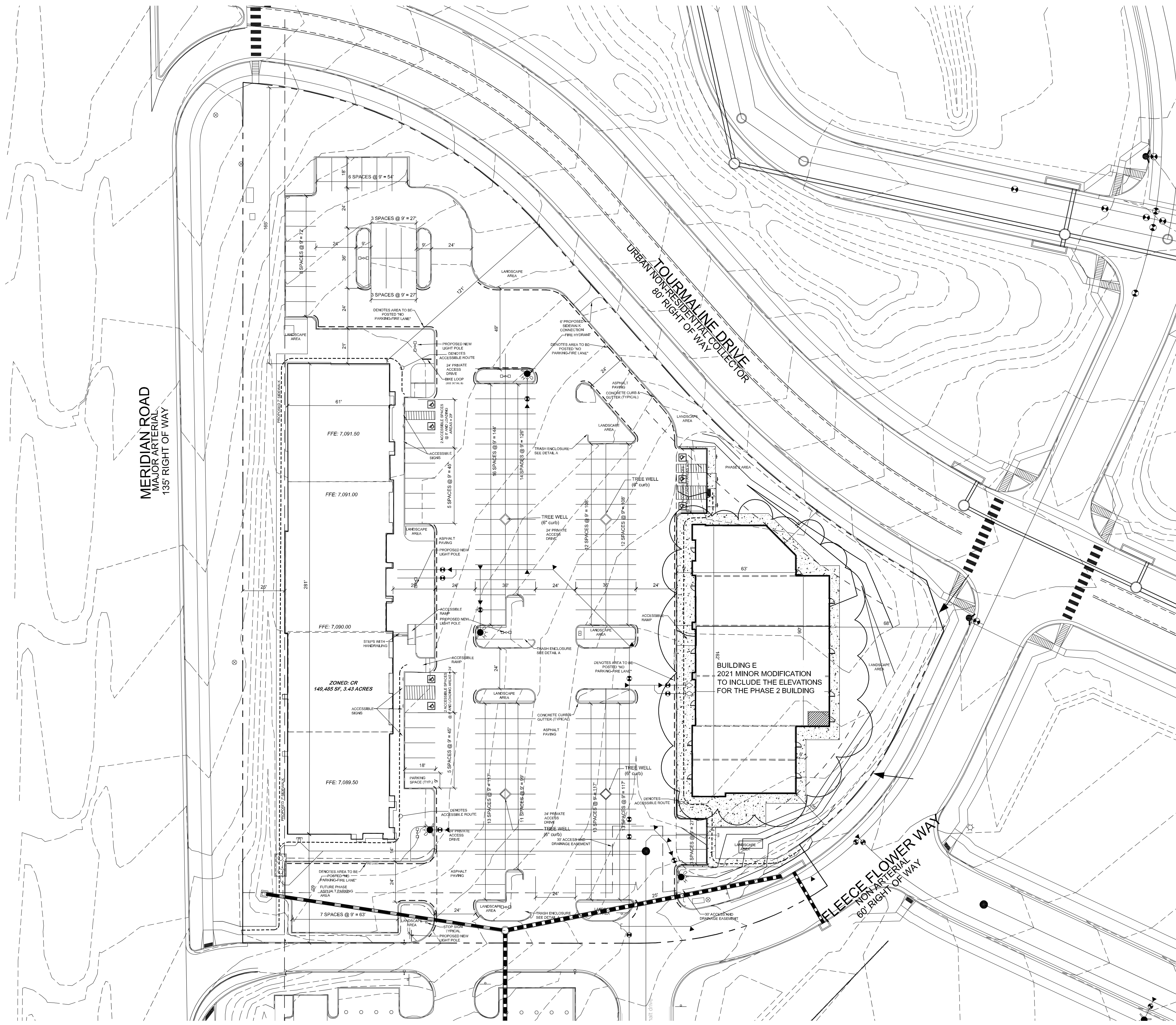
YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 115 S. Weber
 Colorado Springs, Colorado 475-8133

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

Proj No: 18-115
 Directory: Planning
 File: Site development plan 1-19-2019
 Drawn By: DEN
 Date: 6/22/2018
 Revised: 12/28/2019

COVER
 SITE DEVELOPMENT
 PLAN

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



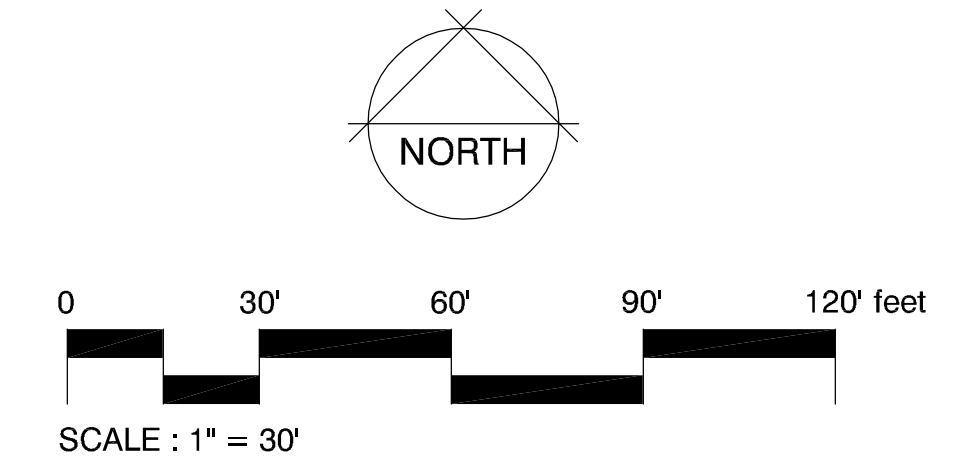
LEGAL:
 THE SHOPS AT MERIDIAN RANCH LOT 4 FILING NO. 1

SITE DATA

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

proposed use	area	3.43ac	commercial center
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max. bldg height	45'		
prop. bldg height	44'		
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required (incl h/v)	70 (incl 3h/v)	46 (incl 3h/v)	116 TOTAL
provided	99 (incl 5h/v)	47 (incl 3h/v)	146

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.



OWNER INFO

company name	SHOPS AT MERIDIAN RANCH LLC
address	P.O. BOX 80036
city/state	SAN DIEGO CA 91238
phone no	



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

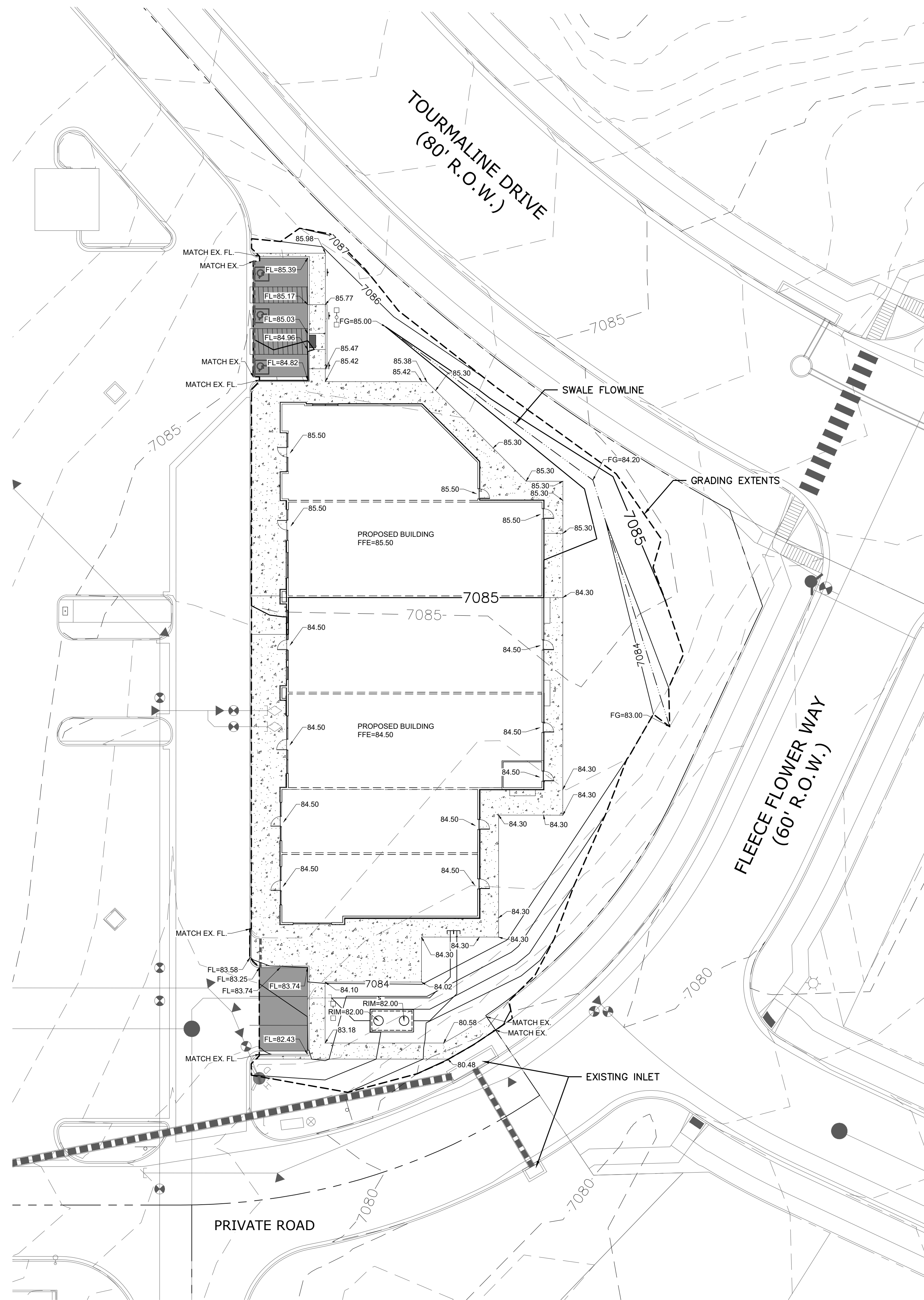
Structural: _____
 Electrical: _____
 Mechanical: _____
 Plumbing: _____

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

JOB No. 16-110
 Directory Planning
 File Site Development plan 1-10-2018
 Drawn By DIB
 Date 6/22/2018
 Revised 12/20/2021

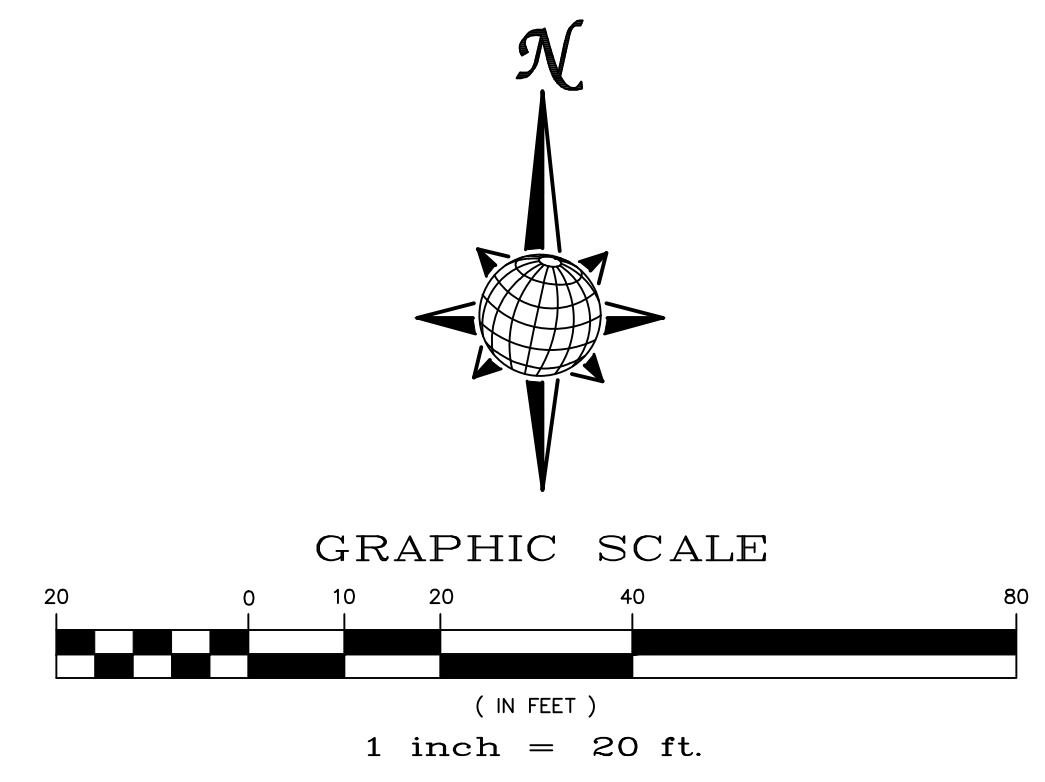
DRAWING NO.
1
 SITE DEVELOPMENT PLAN

S:\OneDrive\Civil\Proj\Shops Phase 2\DWG\Plan Sheets\Improvement Plans\THE SHOPS LOT 4 BLDG E CIVIL PLANS.dwg, 1/5/2022 7:55:36 AM



LEGEND	
	LIMITS OF GRADING
	EXISTING CONTOUR (10')
	EXISTING CONTOUR (2')
	PROPOSED CONTOUR (10')
	PROPOSED CONTOUR (2')

- NOTES:**
- ALL ELEVATIONS ARE SIDEWALK UNLESS NOTED OTHERWISE.
 - ADD 7000 FT. TO ALL SPOT ELEVATIONS.
 - ALL CONTOURS SHOWN ARE FINISHED SURFACE.
 - REFER TO THE "SUBSURFACE SOIL INVESTIGATION, THE SHOPS AT MERIDIAN RANCH FILING NO. 1, LOT 4) PREPARED BY ENTECH ENGINEERING INC. OCTOBER 9, 2018".
 - APPROXIMATELY 160 CU. YDS. OF EXPORT. EXPORT QUANTITIES TO BE FIELD VERIFIED AT TIME OF EXPORT.
- TP = TOP OF PAVEMENT
 SW = SIDEWALK
 FG = FINISHED GRADE
 RIM = RIM ELEVATION
 FFE = FINISHED FLOOR ELEVATION
 TG = TOP OF GRATE
 EX = EXISTING



**TWO WORKING DAYS
 BEFORE YOU DIG
 CALL 811**
 OR
 UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 (SEE COVER FOR LIST OF UTILITY CONTACTS)

Revisions		Date	Appr.
1			
2			
3			
4			

1	TECH CONTRACTORS	No.
2	11886 STAPLETON DRIVE	
3	FALCON, CO 80831	
4	TELEPHONE: 719.495.7444	
	FAX: 719.495.2457	

MERIDIAN RANCH	

LOT 4 BLDG E, THE SHOPS AT MERIDIAN RANCH FILING NO. 1		GRADING PLAN
SITE CONSTRUCTION DOCUMENTS		

Drawn by	LOG	Checked by	TAK	Date	JANUARY 2022
Scale	AS SHOWN	SHEET	C-50		

PROFESSIONAL ENGINEER	