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Add PCD File #
PPR-22-003

Date: December 20, 2021

RE: Meridian Ranch– 11950 Tourmaline Drive
Site Development Plan

This submittal is for an approval of a Site Development Plan for Building E (Phase 2) for The Shops at Meridian Ranch commercial center. The site, LOT 4 THE SHOPS F

This report does not meet requirements of LOI. Please address criteria of approval and summarize site development standards and reports submitted with application in LOI

ANCH. The he included dd Building E retail building.

This building shall be parked at the same rate of the phase 1 building 46 parking spaces; we are providing 47 parking spaces.

This requires

This phase 2 building shall provide quality commercial space for the neighborhood. The project is harmonious with adjacent land uses; it be similar to the other commercial center buildings. This center shall intersection in the area.

residential ilding shall major

Should you require any additional information, please contact me at

-A current traffic Impact study analysis memorandum letter will be required. Previous study is expired but may be utilized to inform The memorandum but must contain current information per EBM Appdx B.2.4. Prepared by CO licensed traffic engineer.

-Road impact fee will be required at the building permit. Visit: <https://publicworks.elpasoco.com/road-impact-fees/>

-Public improvements and road impact fees will be identified in the study.

An updated drainage letter will be required prepared by CO licensed Engineer

MOLSSON
ASSOCIATES

May 7, 2015

Brandy Williams
El Paso County
2880 International Circle
Colorado Springs, CO 80910

RE: Drainage Letter – Lot 3, The Shops at Meridian Ranch Filing 4B

Ms. Williams:

This letter is to serve as a statement of compliance with the Preliminary/Final Drainage Report for Meridian Ranch Filing 4B, The Shops at Meridian Ranch (the REPORT) prepared by Tech Contractors, dated April 2014, and approved on September 9, 2014. The REPORT provides hydrologic and hydraulic analysis for the development located at the northeast corner of Meridian Road and Stapleton Drive in El Paso County, Colorado.

The first phase of commercial construction within Filing 4B will occur within Lot 3, which will include construction of the main roadway through the commercial portion of Filing 4B. While this letter proposes to demonstrate Lot 3's compliance with the REPORT, we are also including conceptual layout/development of Lots 1, 2 & 4 Filing 4B in this analysis for posterity. Development of Lots 1, 2 or 4 Filing 4B must be preceded by a separate drainage letter demonstrating compliance with the REPORT.

Following documents must be submitted.
ESQCP (or copy of current for master development)
Grading & Erosion Control Checklist
Grading & Erosion Control Plan
SWMP, SWMP Checklist, FAE