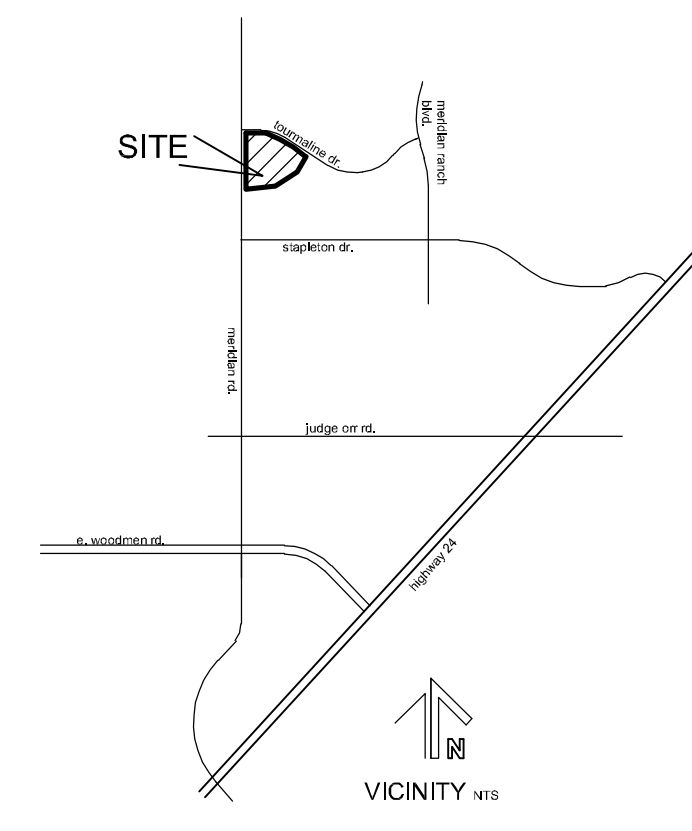
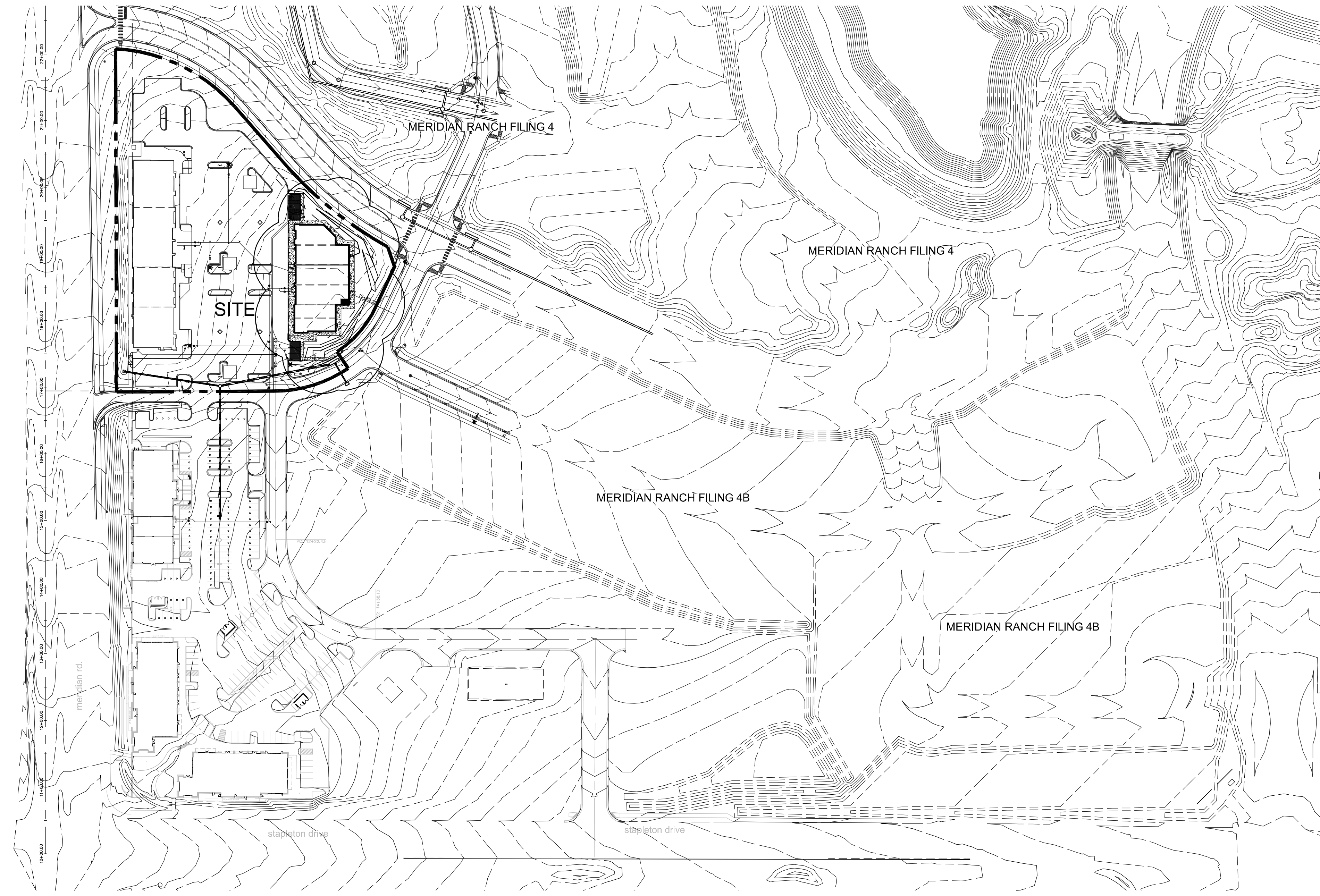


# THE SHOP'S AT MERIDIAN RANCH

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 Please provide more specific uses
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

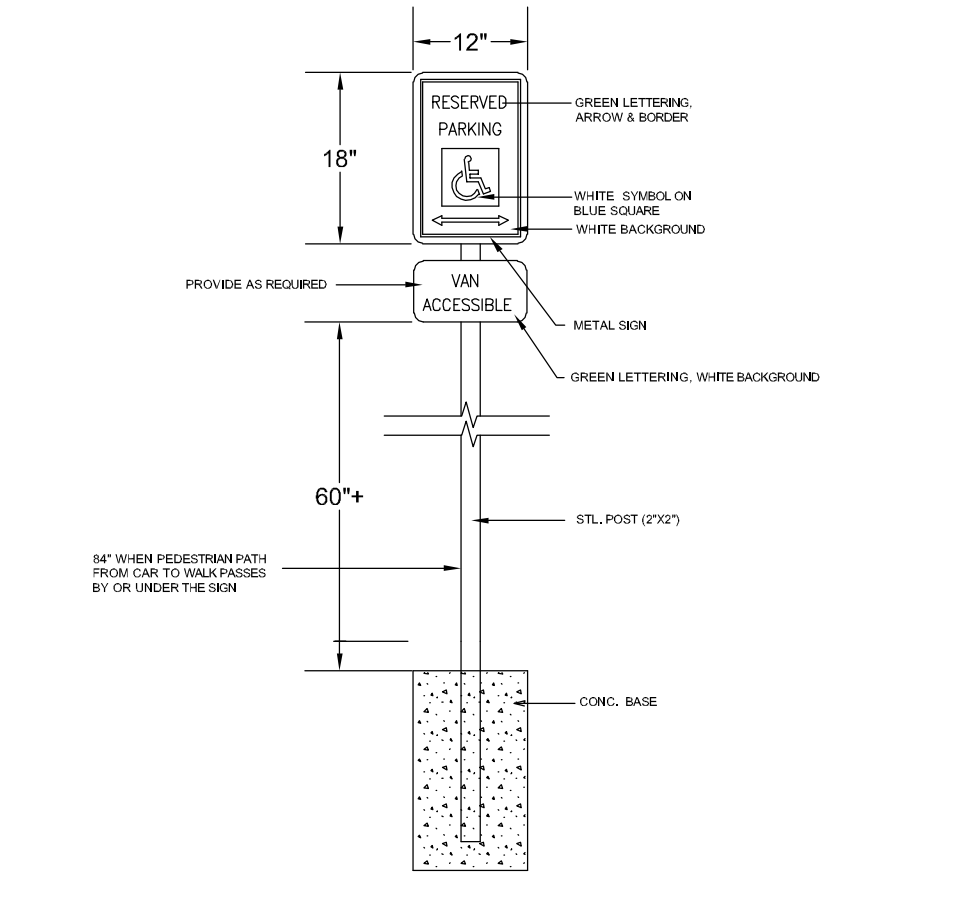
area	3.43ac
proposed use	commercial center
bidg area	29,390sf
max. bidg height	45'
prop. bidg height	44'
bidg setbacks	
front	25'
side	25'
rear	25'

%lot coverage	20% (29,390sf)
bidgs	43% (64,383sf)
impervious	37% (55,712sf)

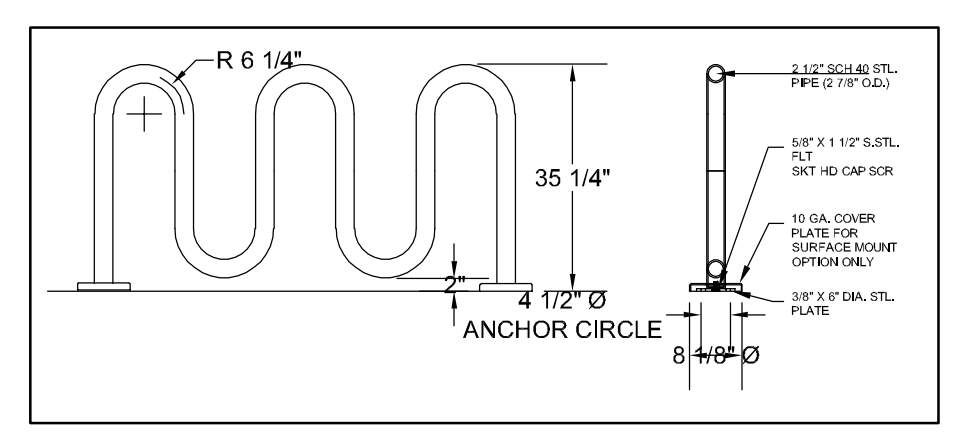
Correct to Sheet 2 and Letter of Intent which stated 11,398sqft

use	retail D commercial center	retail E commercial center
bidg area	17,450sf	11,940sf
ratio	1/250sf	1/280sf
required (incl h/c)	70 (incl 3h/c)	47 (incl 3h/c)
provided	95 (incl 4h/c)	47 (incl 3h/c)

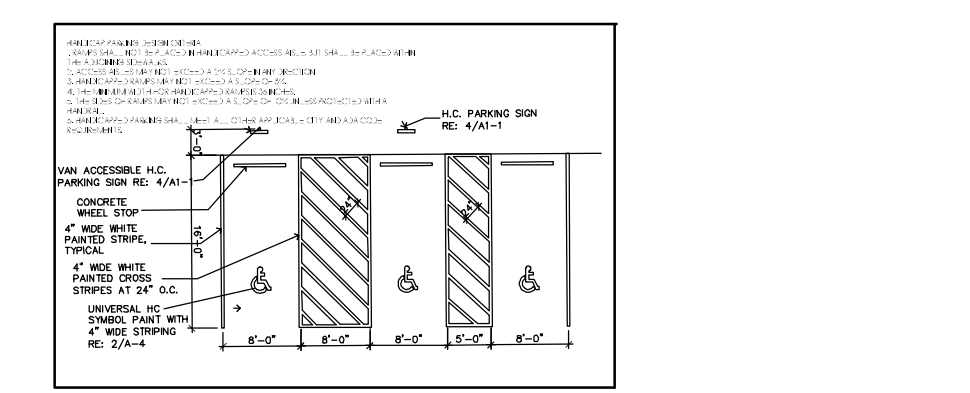
These values dont match Sheet 2



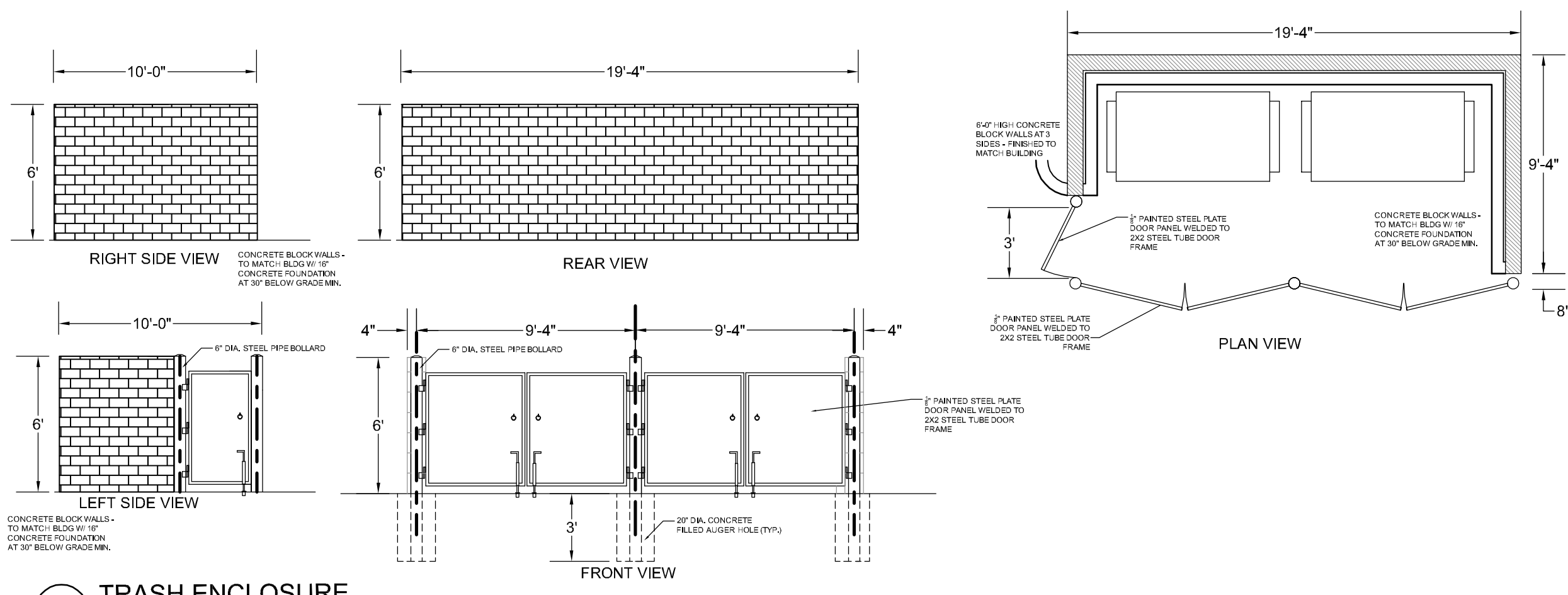
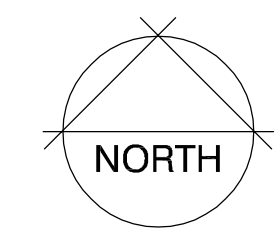
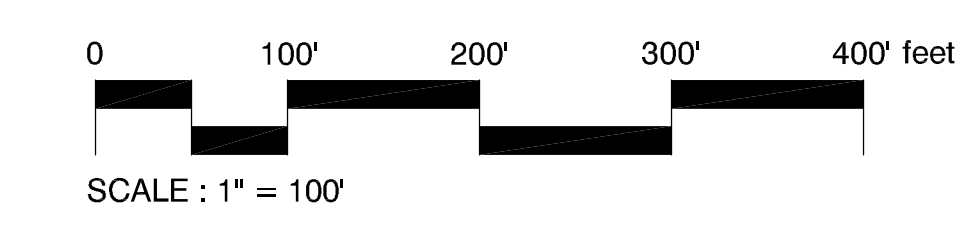
A ACCESSIBLE SIGNAGE DETAIL  
 N.T.S.



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	

Update and add current PCD File # PPR-22-003

FILE NUMBER: PPR18033

**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
Date	12-14-2021
Drawn By	DBN
Date	6/22/2018
Revised	12/20/2021

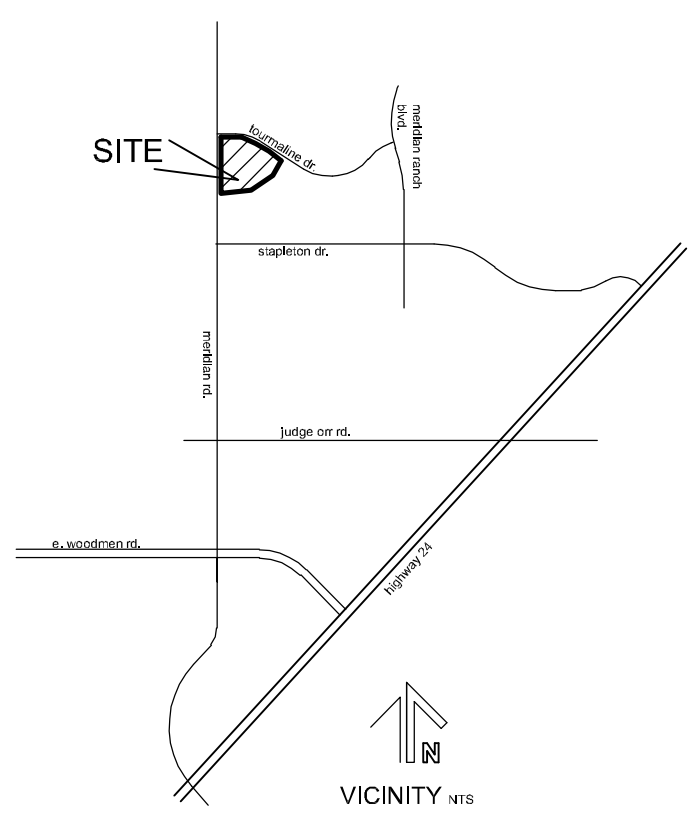
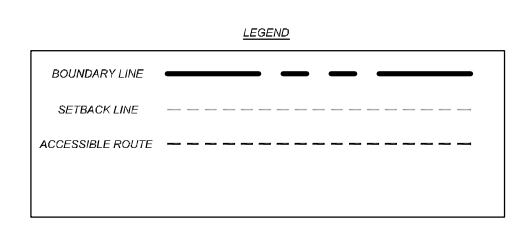
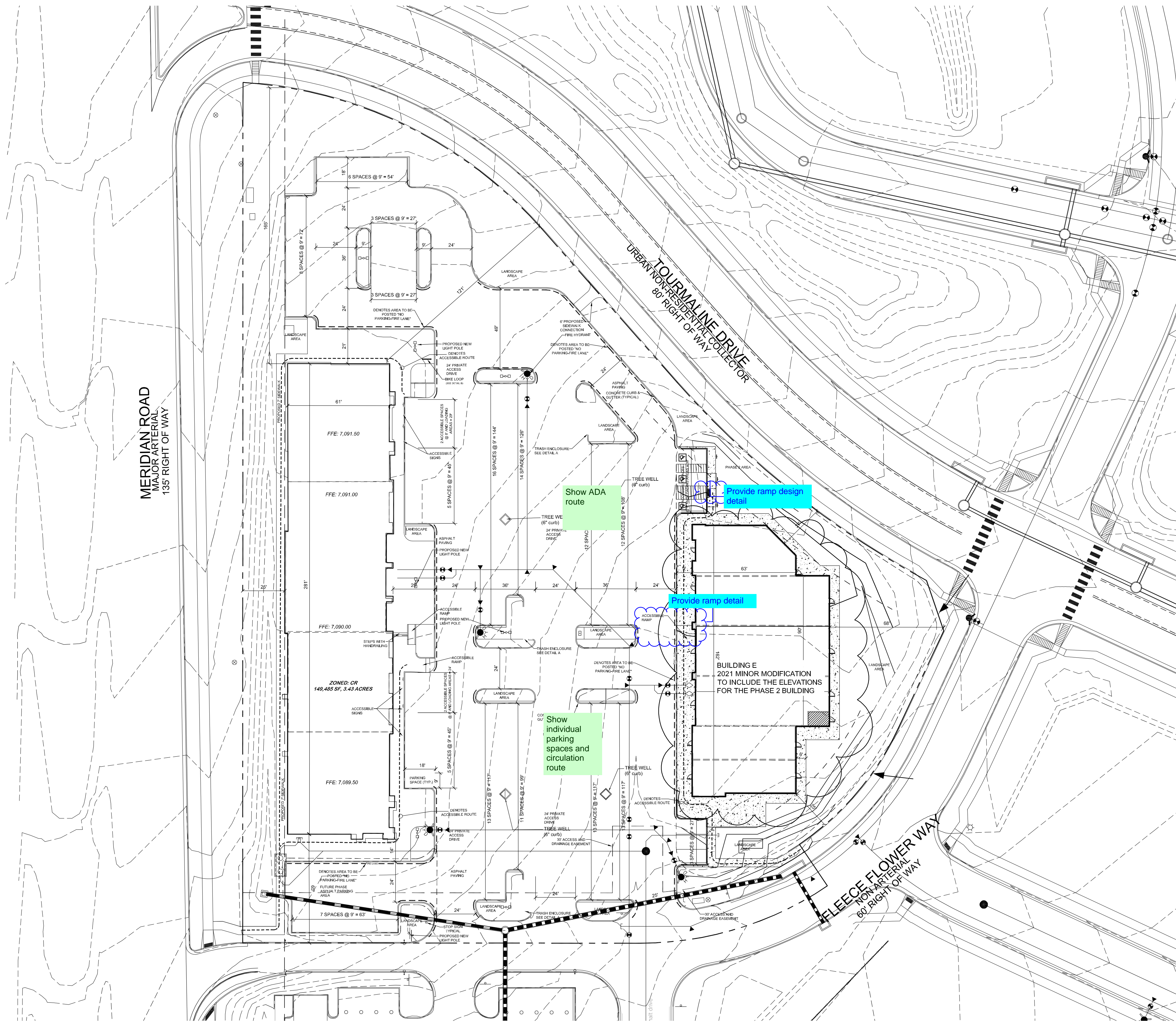
DRAWING NO.  
**COVER**  
 SITE DEVELOPMENT PLAN

# 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	Falcon/Peyton Small Area Plan
development schedule	SPRING 2019

Please revise to meet standards of site development plan approval including site specific data for parking

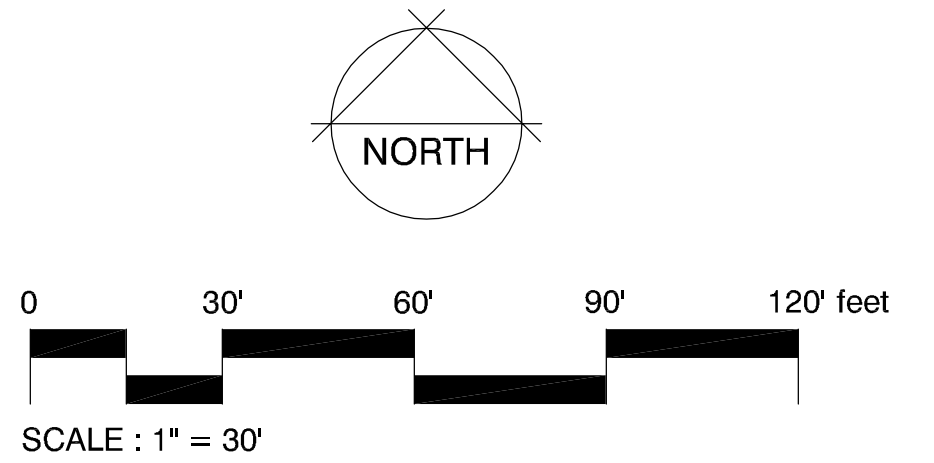
43ac	commercial center
3,390sf	
1	
1	
1	
1	
1	

LOT INFO

%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	11,398sf
ratio	1/250sf	1/250sf
required (incl h/c)	70 (incl 3h/c)	46 (incl 3h/c)
provided	99 (incl 5h/c)	46 (incl 3h/c)

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:  
 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.

Provide parking calculation for required spaces for entire site and provided spaces



OWNER INFO

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

Update to current PCD File # PPR-22-003

FILE NUMBER: PPR18033



**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: 18-110  
 Directory: Planning  
 File: Site Development plan 1-10-2020  
 Drawn By: DSN  
 Date: 6/22/2018  
 Revised: 12/20/2021

DRAWING NO. **1**  
 SITE DEVELOPMENT PLAN