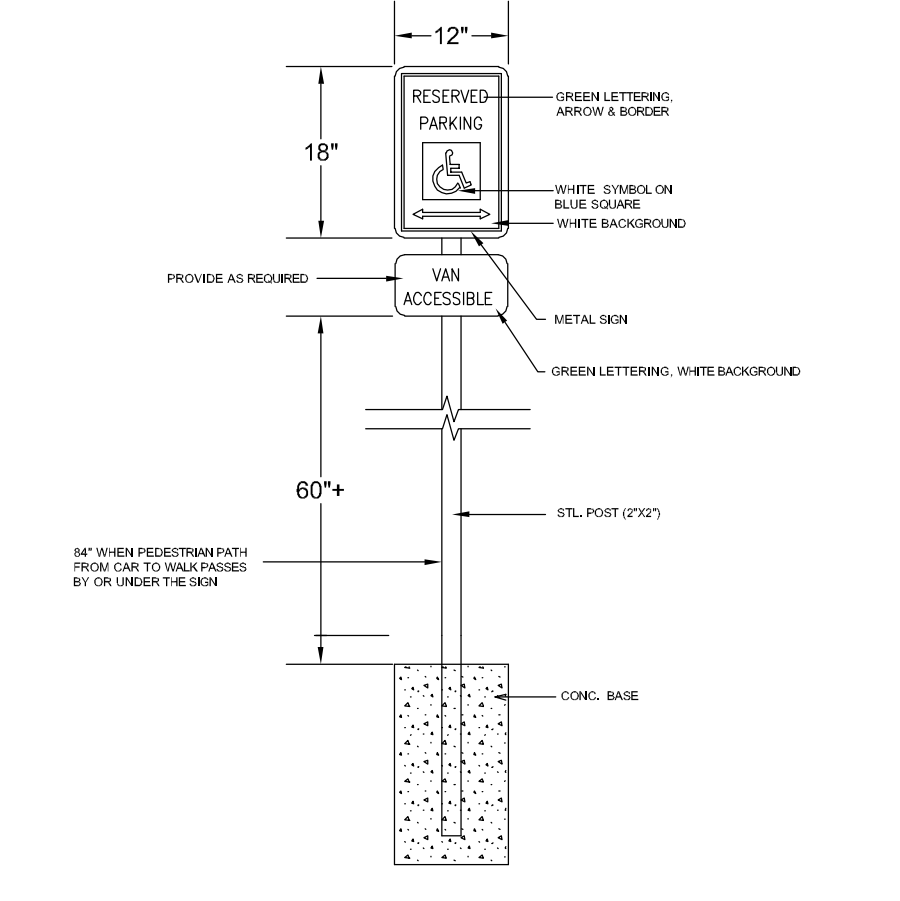
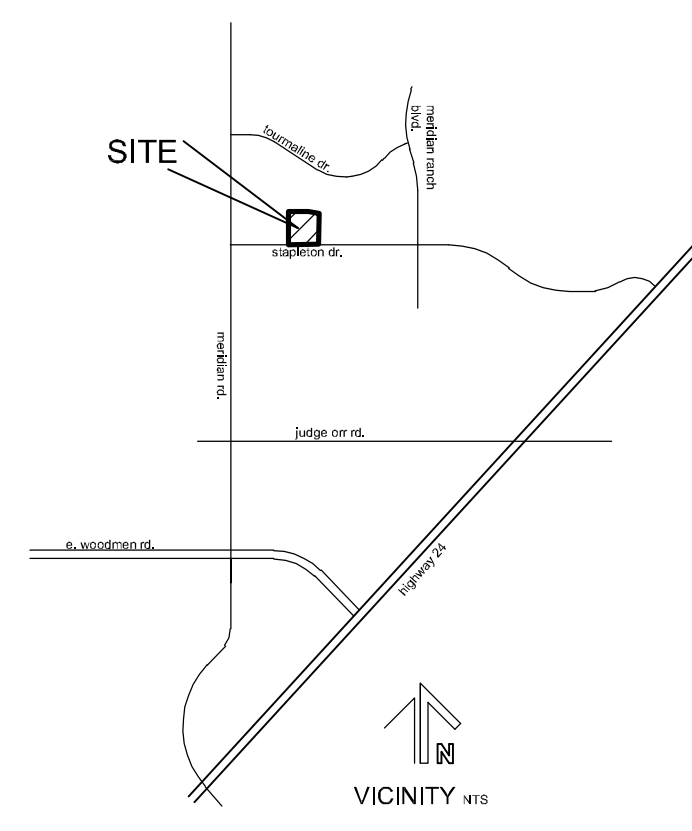
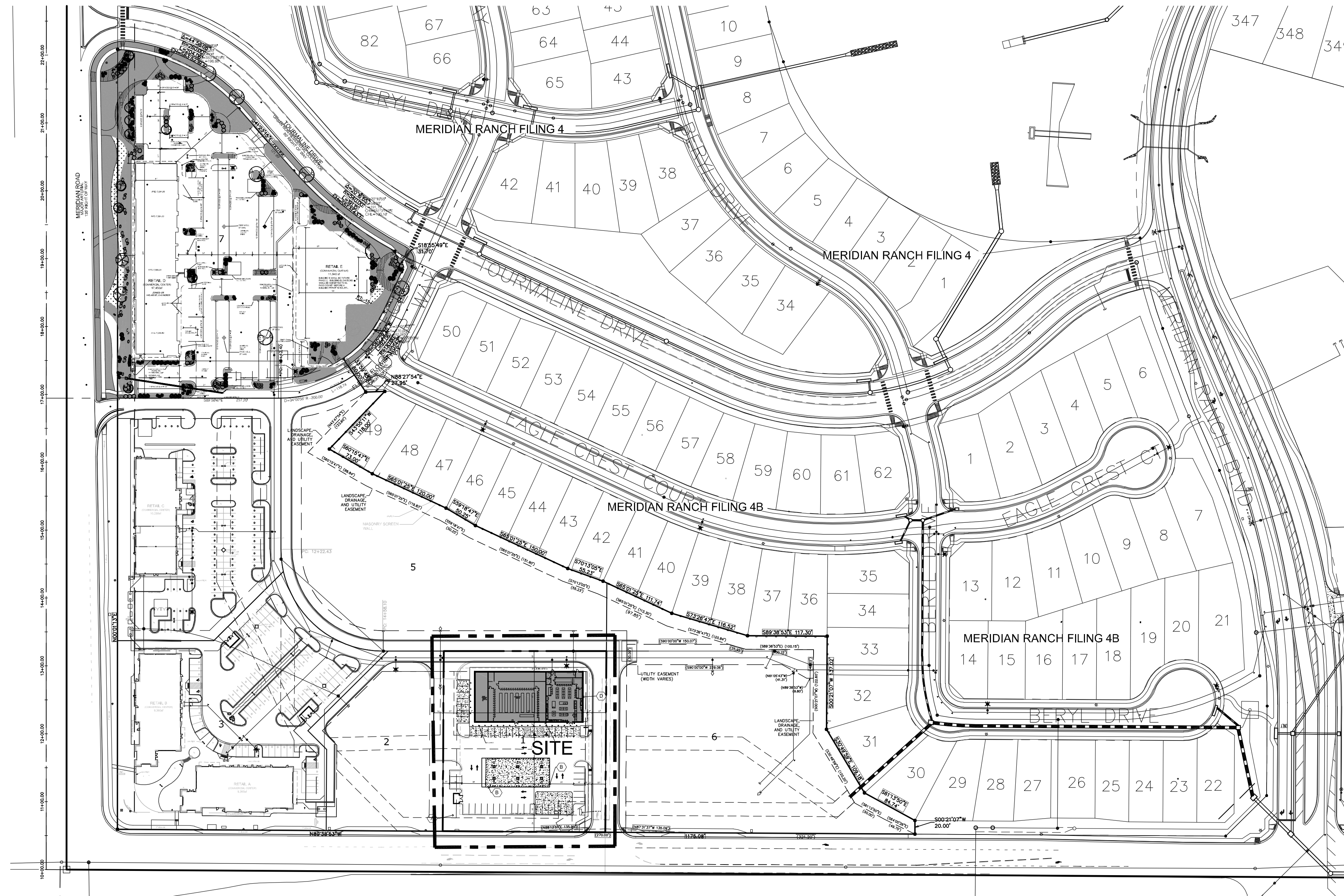
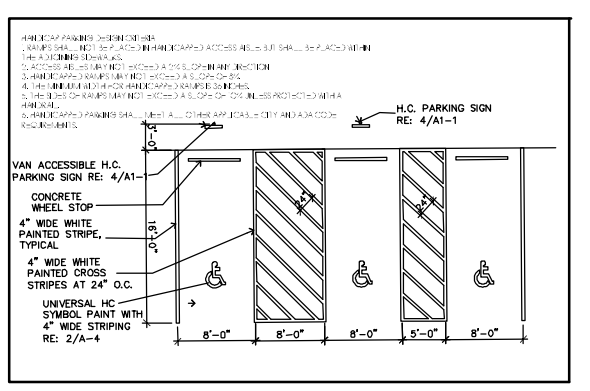


THE SHOP'S AT MERIDIAN RANCH

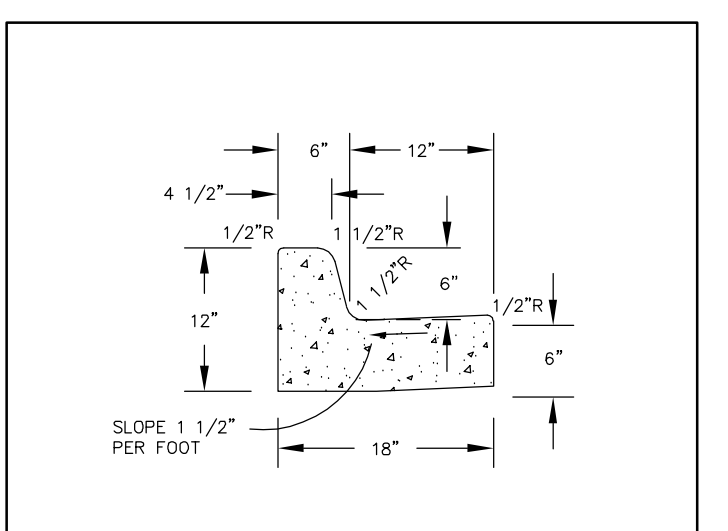
FILING NO. 1A, LOT 2
 SITE DEVELOPMENT PLAN
 EL PASO COUNTY, COLORADO
 FALCON, COLORADO



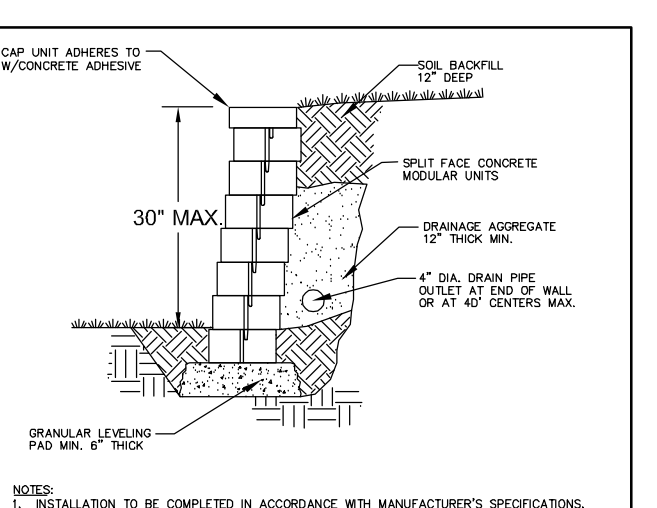
A ACCESSIBLE SIGNAGE DETAIL
 N.T.S.



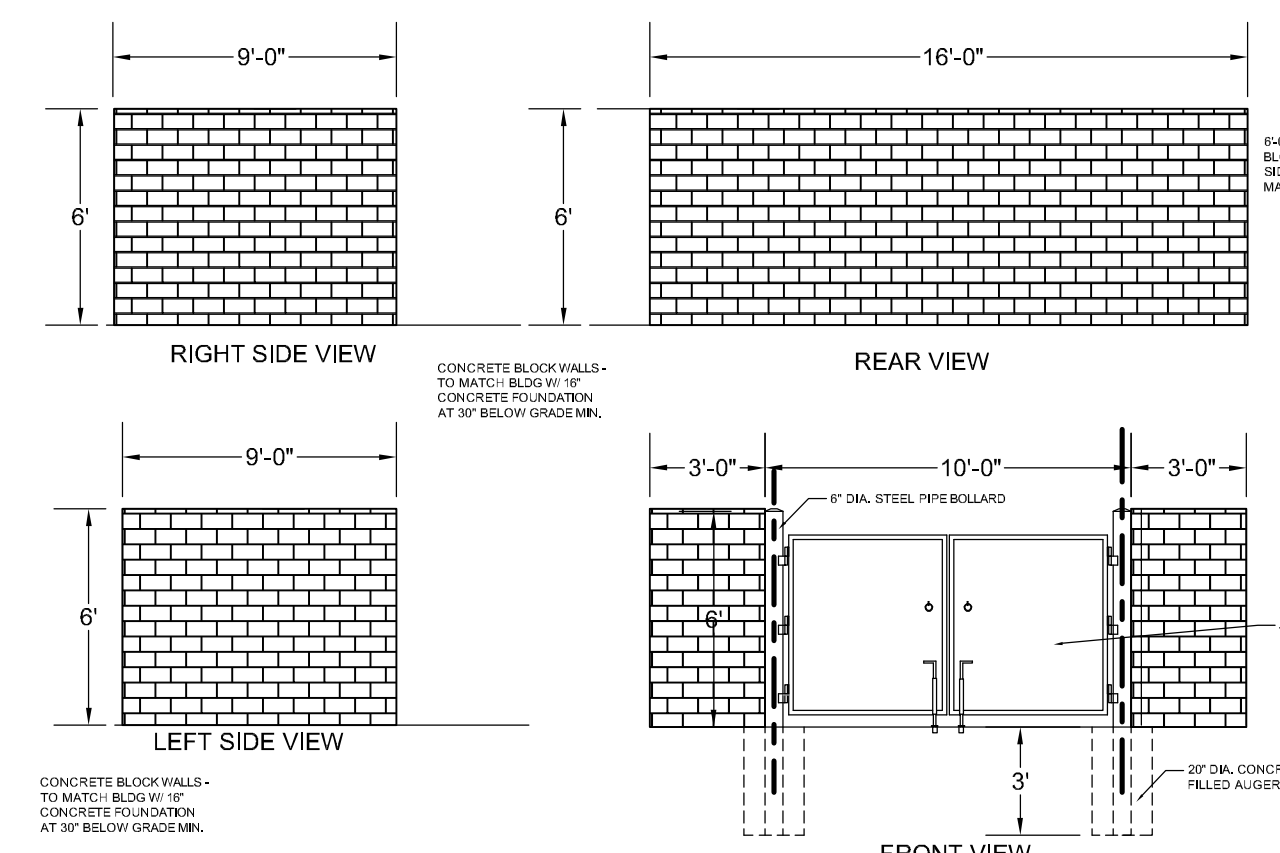
B TYPICAL HANDICAP PARKING DETAIL
 N.T.S.



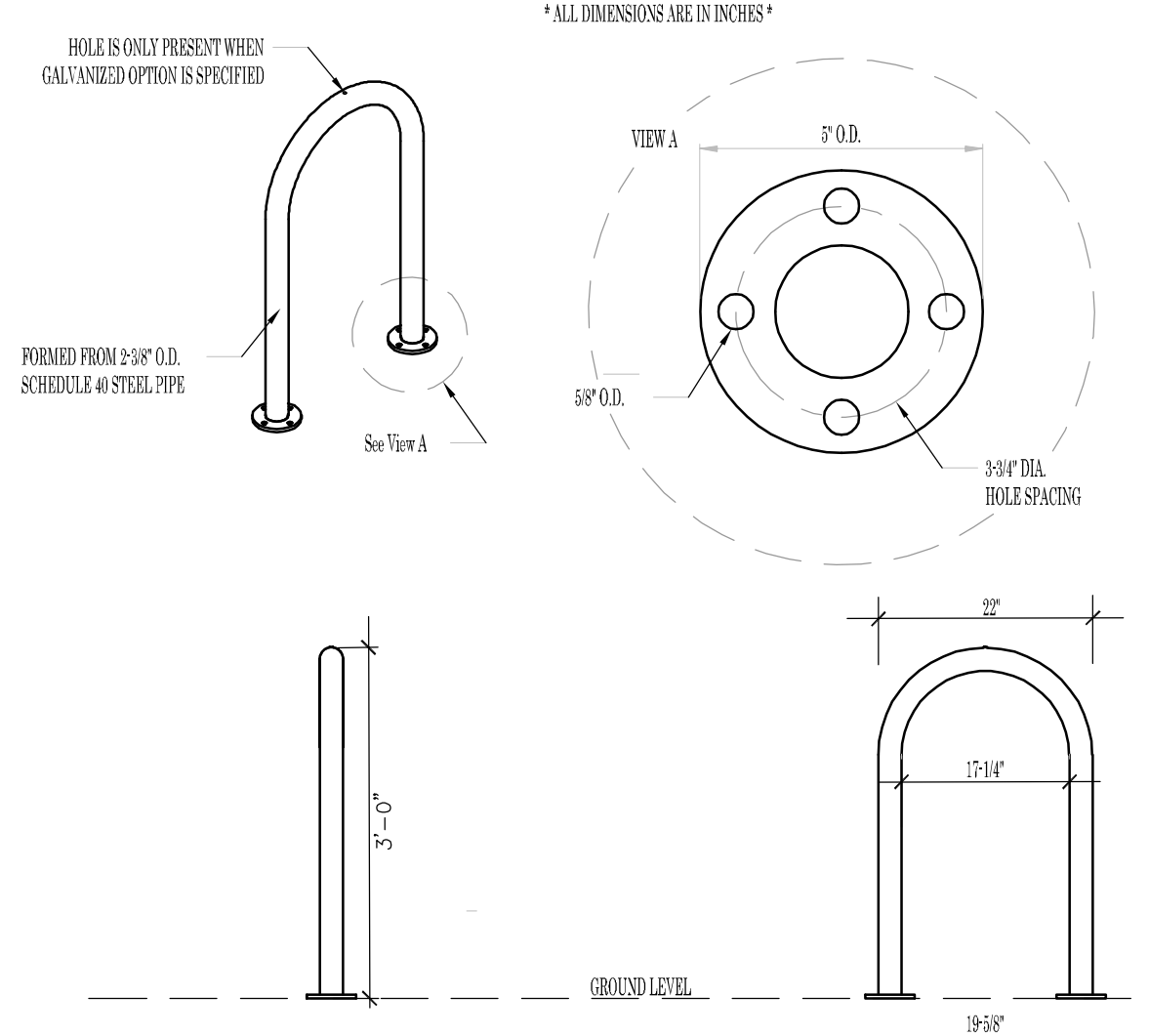
C TYPICAL CURB AND GUTTER
 N.T.S.



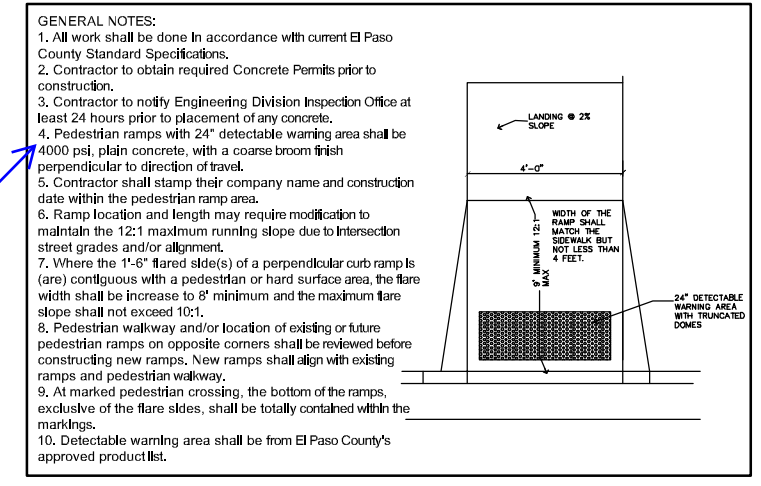
D RETAINING WALL DETAIL
 N.T.S.



E TRASH ENCLOSURE
 N.T.S.



F BIKE LOOP
 N.T.S.



G TYPICAL HANDICAP RAMP DETAIL
 N.T.S.

LEGAL:
 THE SHOPS AT MERIDIAN RANCH LOT 2 FILING NO. 1A

SITE DATA

tax schedule no.	4230319052
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	FALL 2023
proposed use	1.46ac commercial center
area	12,000sf
max. bldg height	45'
prop. bldg height	44'
bldg setbacks	
front	25'
side	25'
rear	25'
%lot coverage	
bldgs	19% (12,000sf)
impervious	68% (42,472sf)
landscaping	15% (9,300sf)
use	retail F commercial center
bldg area	12,000sf
ratio	1/250sf
required (incl h/c)	48 (incl 2hc)
provided	50 (incl 2hc)

ADA DESIGN PROFESSIONAL STANDARD NOTE:
 The party responsible for this plan has 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 County of El Paso Colorado 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..... Sign plan
- 6.....
- 7.....
- 8.....

OWNER INFO

company name HUNJAN GAS STATIONS LLC
 address 12599 MT. LINDSEY DR.
 city/state PEYTON, CO 80831
 phone no

Revise to "PCD File No. PPR2322"



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

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

Job No. 18-115
 Directory Planning
 File Site development plan 2-20-2023
 Drawn By DEN
 Date 12/12/2022
 Revised

DRAWING NO.
COVER
 SITE DEVELOPMENT PLAN

FILE NUMBER: PPR18033

THE SHOP'S AT MERIDIAN RANCH

FILING NO. 1A, LOT 2

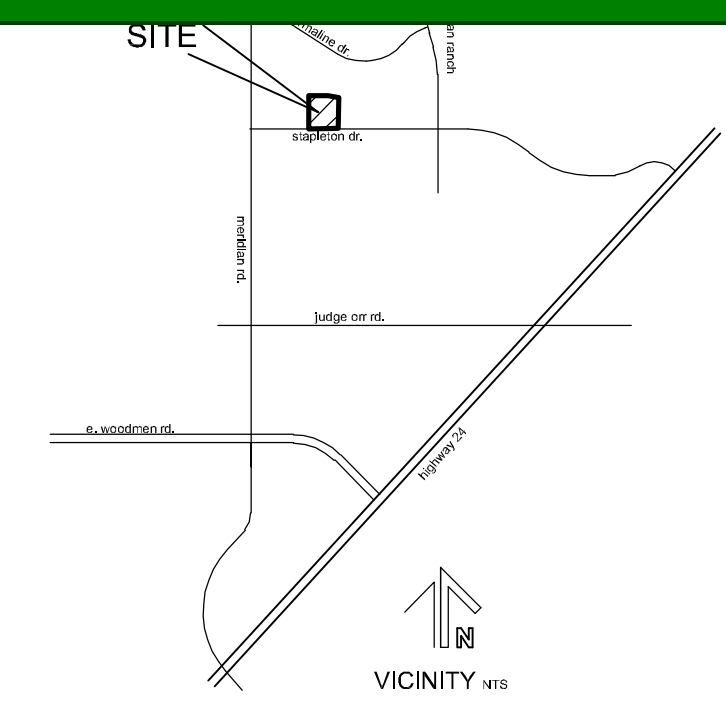
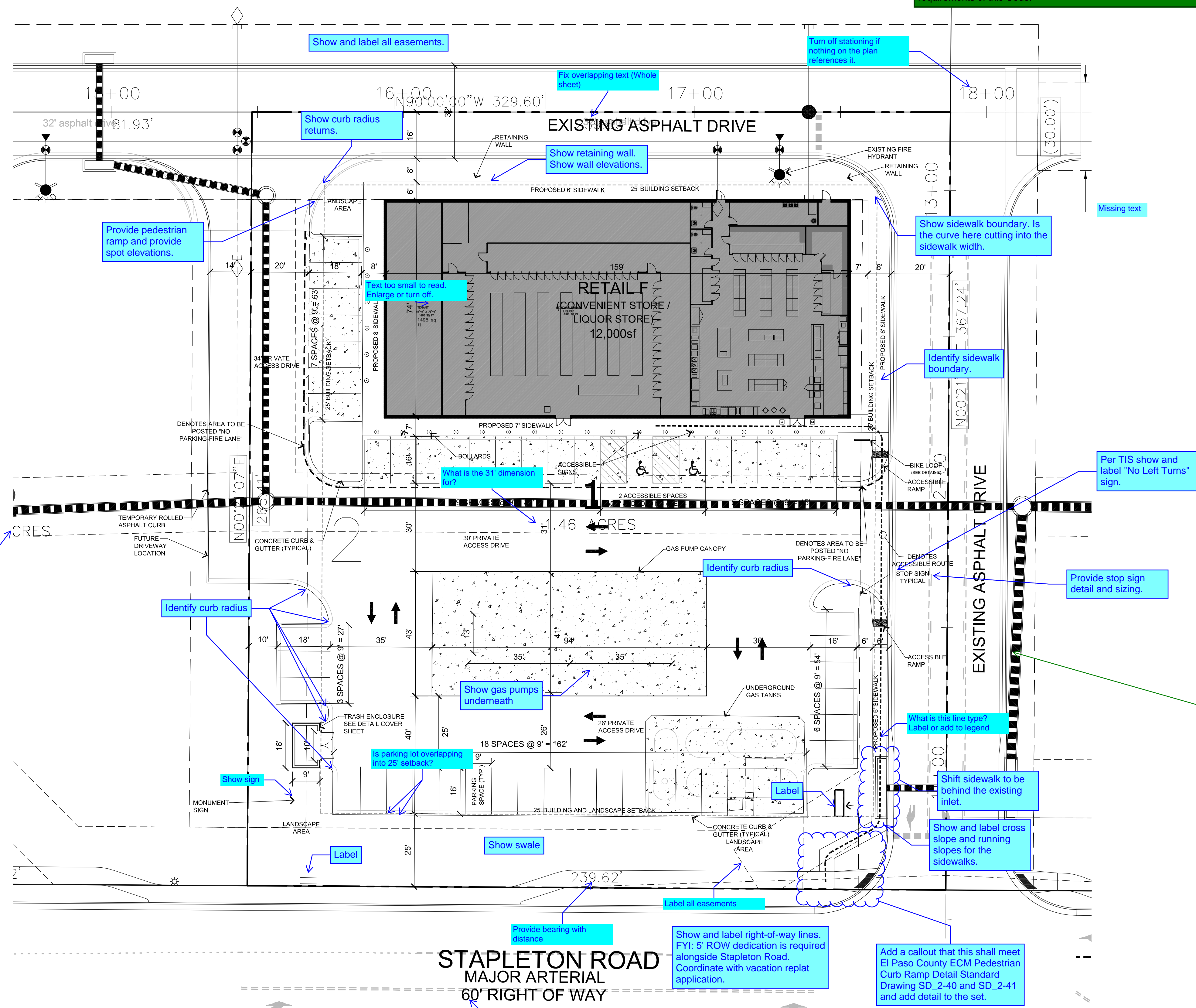
SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO.
FALCON, COLORADO

You need to identify and Provide an area for truck loading and turnaround in accordance with LDC requirements

Truck Loading and Turnaround Areas.
 (1) Truck Loading and Turnaround Areas Required. Loading and turnaround areas shall be provided for all non-residential buildings of 3,000 square feet or greater. Maneuvering or access areas may be located on adjacent lots or parcels as long as a recorded document is provided for common use and maintenance. 1 Space is required/ 14 feet by 18 feet is the dimensions of the loading space/ 14 feet vertical Clearance/ 24 feet Maneuvering Aisle Width
 (2) Design to Minimize Noise Impacts. Truck loading and turnaround areas shall be designed and located to minimize any potential noise impacts to adjacent residential properties.
 (3) No Obstruction of Parking Lot Aisles. Loading areas shall be designed so that a maneuvering or parked delivery vehicle will not obstruct parking lot aisles used by employees or customers.
 (4) Onsite Turnaround Area Required. An onsite turnaround area shall be provided for all loading areas. Only turning radii found to be acceptable by the Institute of Traffic Engineers or determined to be acceptable by the ECM Administrator shall be acceptable for compliance with this requirement.
 (5) Loading Areas Screened. Loading areas shall be screened from view from a public road or residential areas. Screening shall meet the screening requirements of this Code.

Coordinate with traffic engineer to show recommended signs and markings.



LEGAL:
THE SHOPS AT MERIDIAN RANCH LOT 2 FILING NO. 1A

SITE DATA

tax schedule no.	4230319052	Replace with the Correct Parcel No : 4230319056
area	3.43ac	
ex zone	n/a	
proposed zone	CR	
ex use	vacant	
proposed use	commercial center	Replace with the correct acreage/ on both Site development pages
master plan development schedule	Falcon/Peyton Small Area Plan FALL 2023	
area	1.46ac	
proposed use	commercial center	
bldg area	12,000sf	
max. bldg height	45'	
prop. bldg height	44'	
bldg setbacks		
front	25'	
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%lot coverage		
bldgs	19% (12,000sf)	
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landscaping	15% (9,300sf)	
use	retail F commercial center	
bldg area	12,000sf	
ratio	1/250sf	
required (incl h/c)	48 (incl 2hc)	
provided	50 (incl 2hc)	

I'm not sure what this line is... but its covering up parking space information and obstructing the site development plans layout. Label transparent or remove please



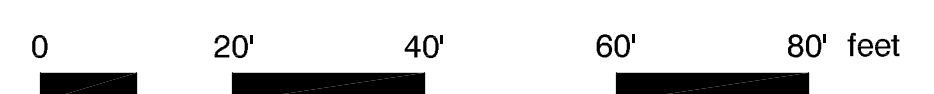
YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural:
Electrical:
Mechanical:
Plumbing:

Shop's @ Meridian Ranch
Site Development Plan
11810 Stapleton Drive
Falcon, CO

Job No. 18110
Directory Planning
File Site Development plan 5-3-2023
Drawn By DIB
Date 12/12/2022
Revised:

OWNER INFO
company name HUNJIAN GAS STATIONS LLC
address 12599 MT. LINDSEY DR.
city/state PEYTON, CO 80831
phone no
Update file number
DRAWING NO. 1
SITE DEVELOPMENT PLAN



The Maximum Number of Compact Parking Spaces Allowed. A maximum of 30% of the number of required parking spaces may be compact parking spaces.
 Parking space dimensional Requirements Minimum standards Standard Parking spaces
 Parking Angle 1 / Width of Space / Depth of Space / Aisle Width 2-Way / Aisle Width 1-Way / Depth of Interlocking Spaces / Overhang 3
 0 degrees / 9ft / 22 ft / 20ft / 12 ft / 18 ft / 0 ft
 Parking space dimensional Requirements for Compact Spaces
 0 degrees / 8ft / 20ft / 12ft / 16ft / 0ft
 You have exceeded the allowable amount of compact spaces if you need additional dimensional requirements, refer to LDC 6.2.5 Parking Loading and Maneuvering standards.

FILE NUMBER: PPR18033