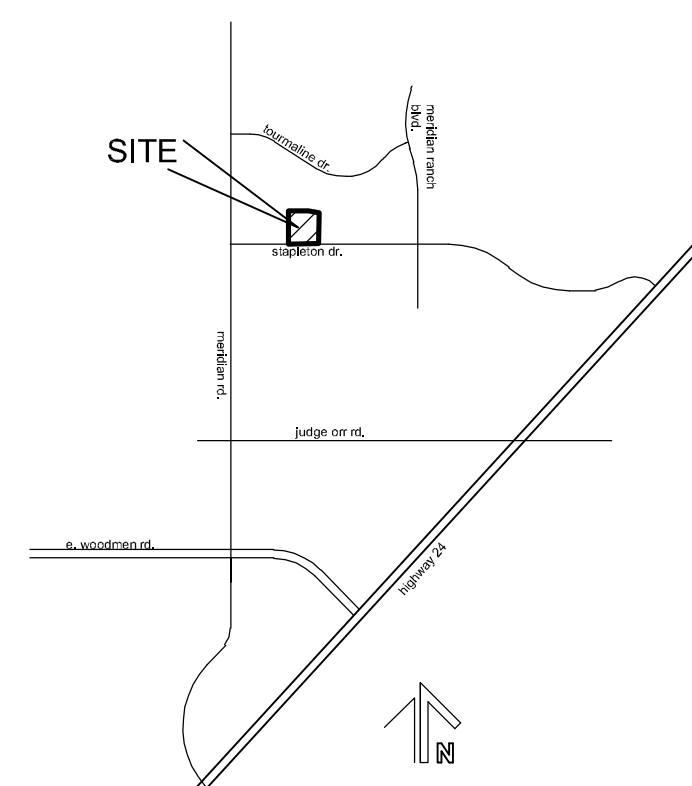
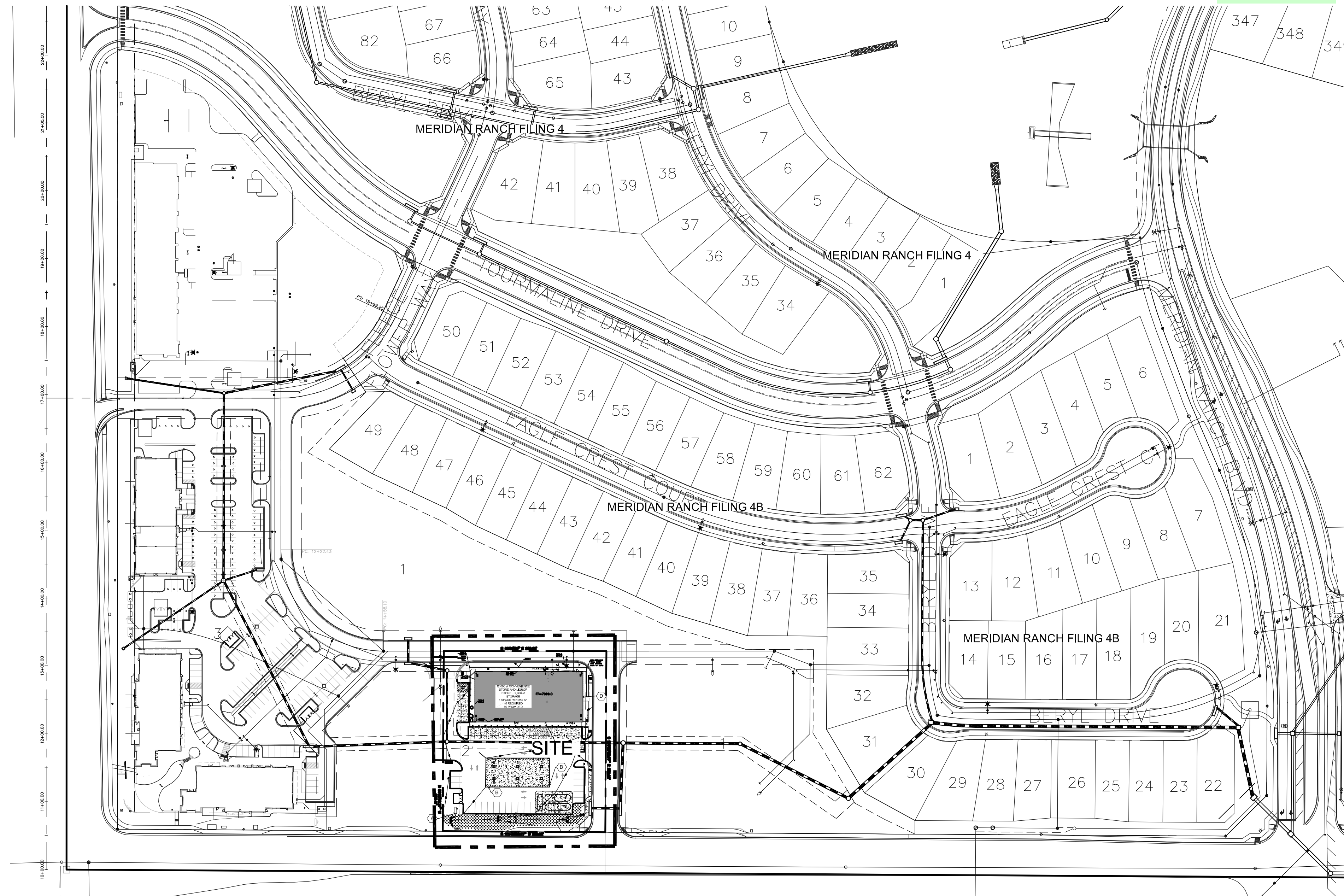


# THE SHOPS FILING NO. 1A AT MERIDIAN RANCH LOT 2B

SITE DEVELOPMENT PLAN  
EL PASO COUNTY, COLORADO.  
FALCON, COLORADO

Update the title block to reflect the plat



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

SITE DATA

tax schedule no.:	4230319056
area	1.46ac
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
area	1.46ac
proposed use	commercial center
bldg 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	66% (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)

PARKING

LOT INFO

ADA DESIGN PROFESSIONAL STANDARD NOTE:

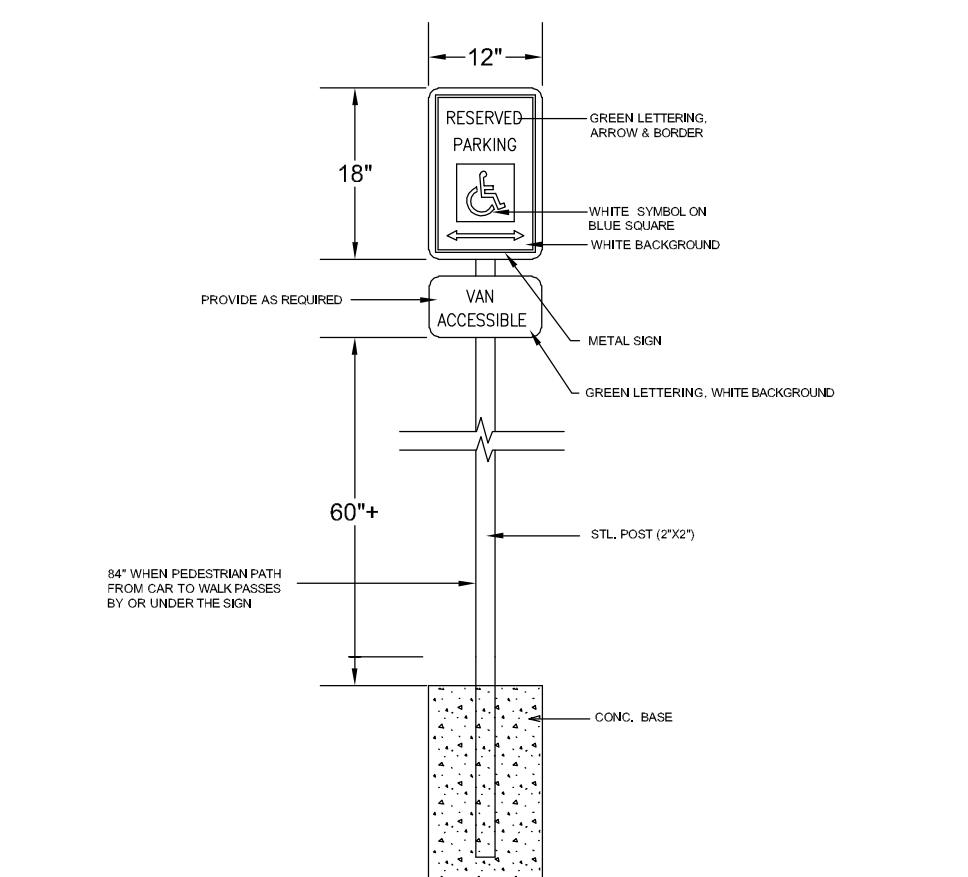
The party responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this plan by the 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

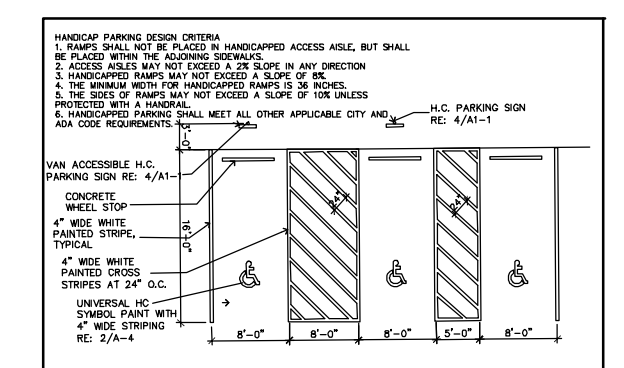
- 1..... Site development plan
- 2..... Landscape plan
- 3..... Landscape details
- 4..... Photometric plan
- 5..... Sign plan
- 6.....
- 7.....
- 8.....

OWNER INFO

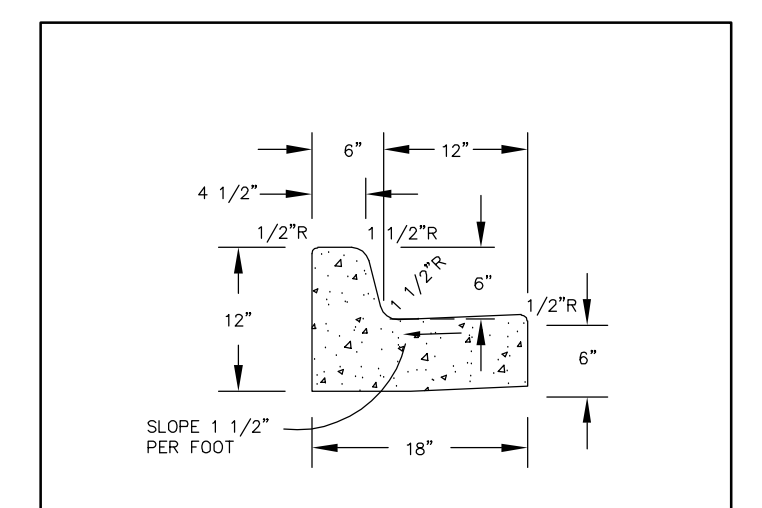
company name | HUNJIAN GAS STATIONS LLC  
address | 12599 MT. LINDSEY DR.  
city/state | PEYTON, CO 80831  
phone no |



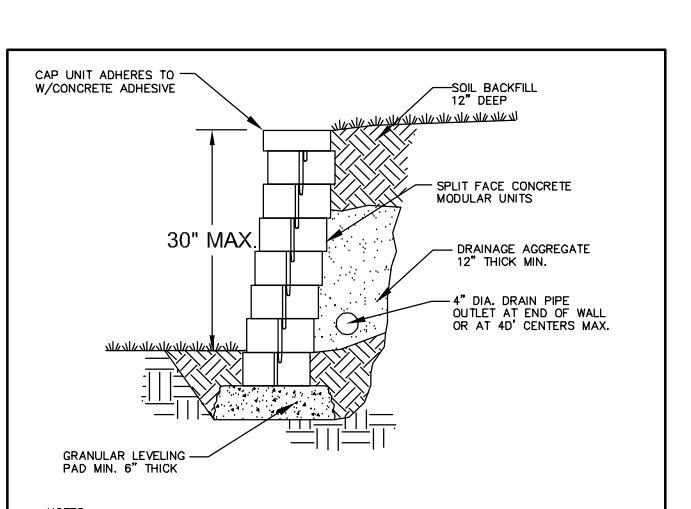
A ACCESSIBLE SIGNAGE DETAIL  
N.T.S.



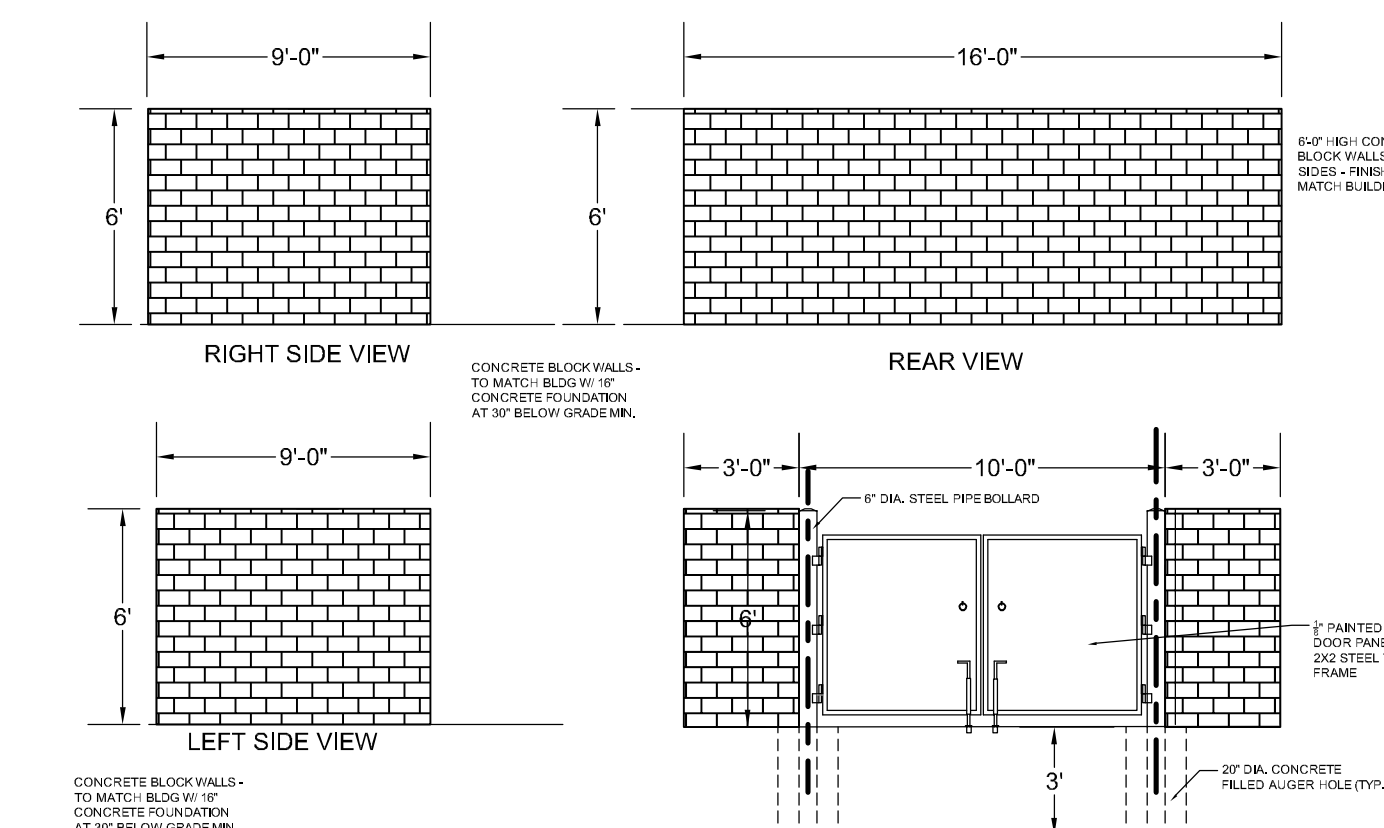
B TYPICAL HANDICAP PARKING DETAIL  
N.T.S.



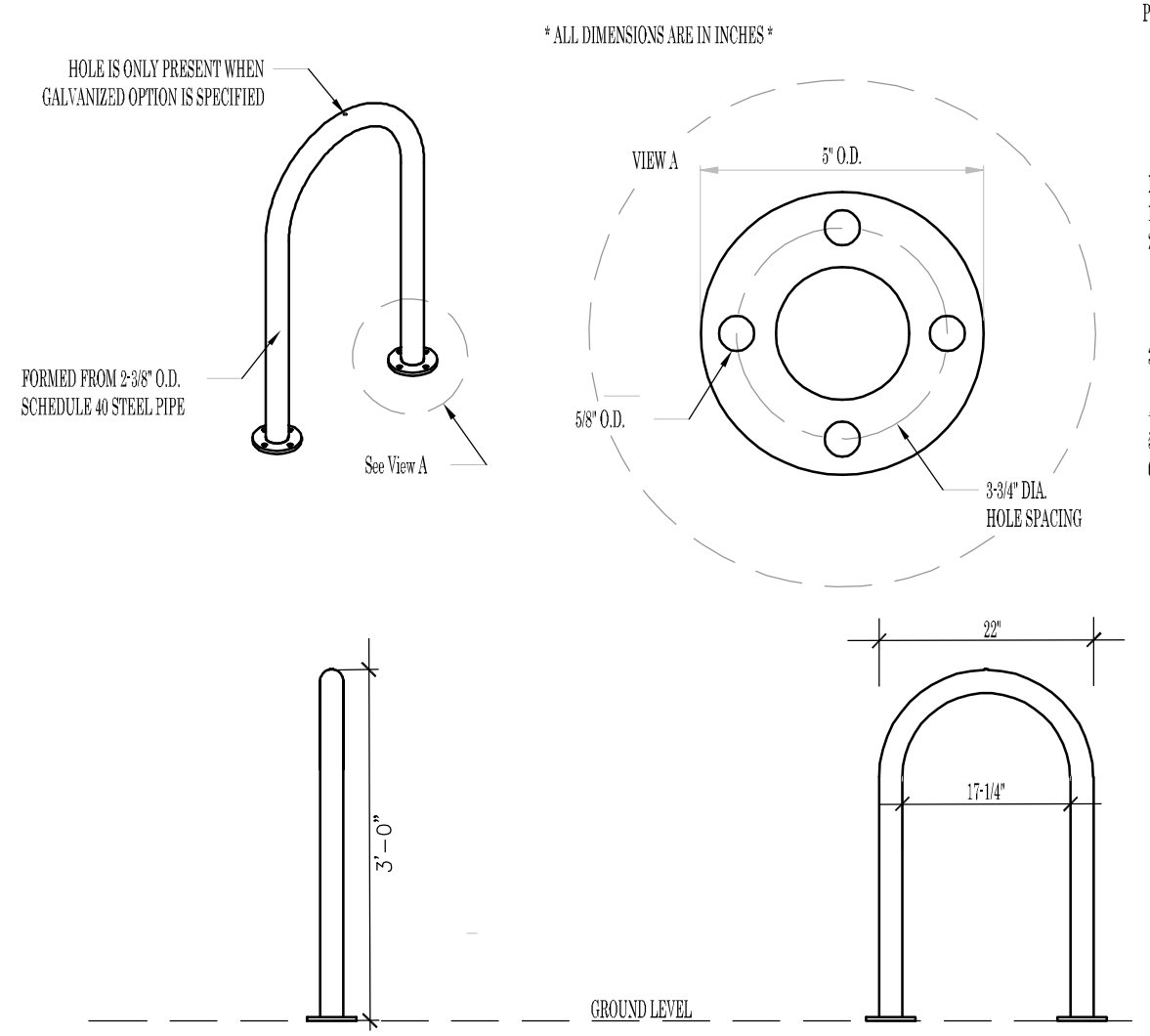
C TYPICAL CURB AND GUTTER  
N.T.S.



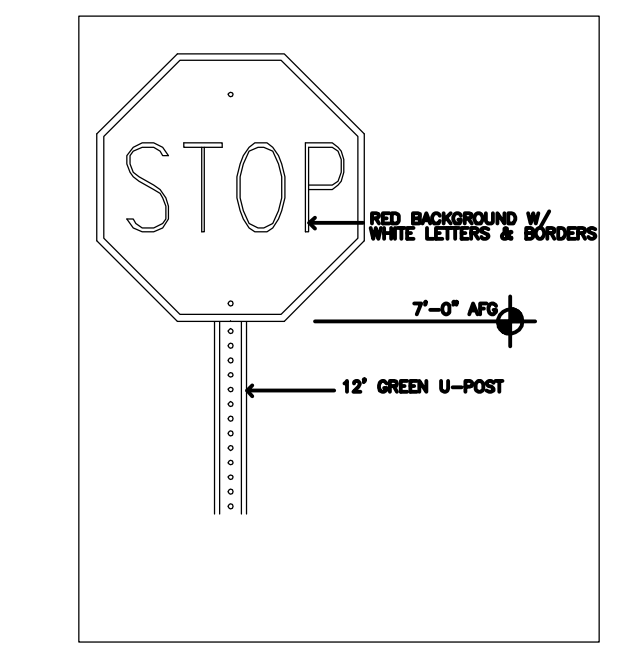
D RETAINING WALL DETAIL  
N.T.S.



E TRASH ENCLOSURE  
N.T.S.



F BIKE LOOP  
N.T.S.



G STOP SIGN DETAIL



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

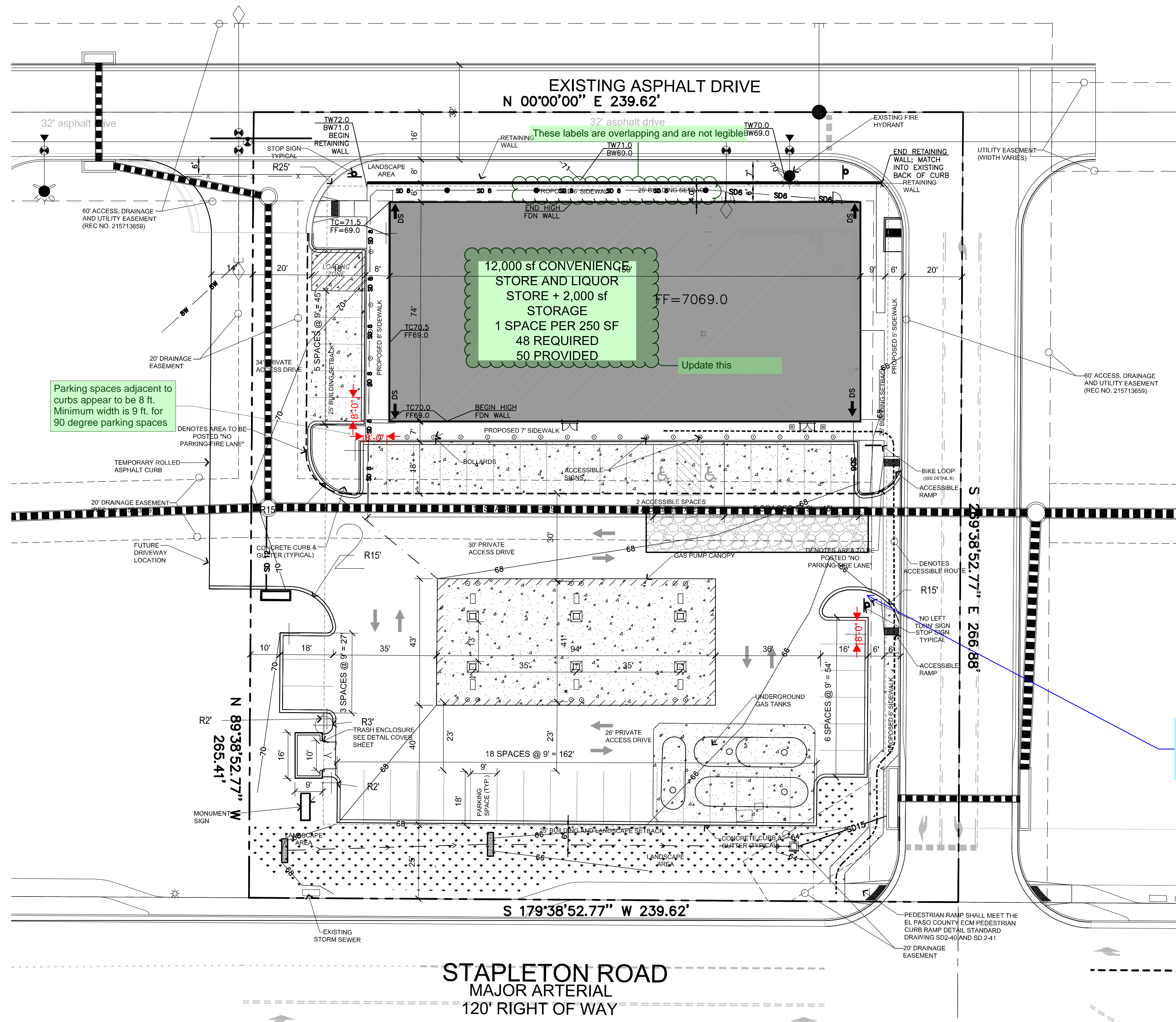
Shops @ Meridian Ranch  
Meridian Road  
Falcon, CO

Job No. 18-115  
Directory Planning  
File Site development plan 2-16-2024  
Drawn By DEN  
Date 10/12/2022  
Revised

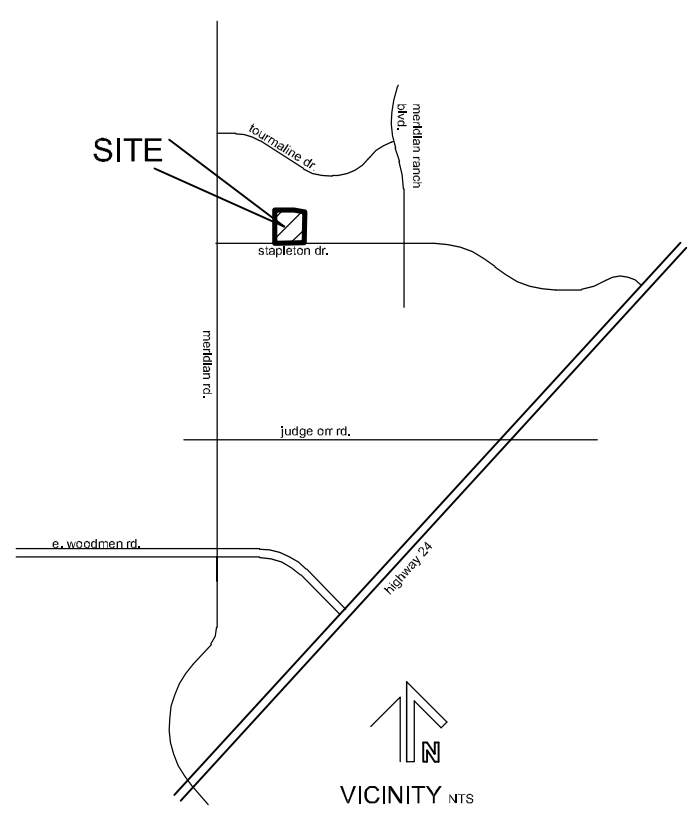
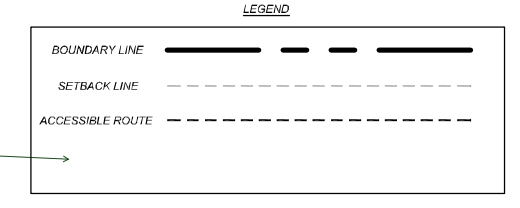
DRAWING NO. COVER  
SITE DEVELOPMENT PLAN

# THE SHOPS FILING NO. 1A AT MERIDIAN RANCH LOT 2B

SITE DEVELOPMENT PLAN  
EL PASO COUNTY, COLORADO.  
FALCON, COLORADO



There are many depictions on this plan that are not included in the legend



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

SITE DATA

tax schedule no.:	4230319056	Shouldn't the existing zoning be CR and the proposed be n/a?
area	1.46ac	Should be gas station / liquor store for parking calculations
ex zone	n/a	
proposed use	commercial center	Delete this. Falcon / Peyton Small Area Plan is no longer a valid plan.
master plan	Falcon/Peyton Small Area Plan	What is the purpose of this information? Delete if not necessary (also not accurate)
development schedule	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'	
side	25'	
rear	25'	
%lot coverage		
bldgs	19% (12,000sf)	Elevation plan shows 26 ft.
impervious	66% (42,472sf)	
landscaping	15% (9,300sf)	Site plan says 12,000 sq. ft. building plus 2,000 sq. ft. storage, plus the gas canopy.
use	retail F commercial center	Update this with the correct square footage calculations and the correct uses
bldg area	12,000sf	
ratio	1/250sf	
required (incl h/c)	48 (incl 2h/c)	
provided	50 (incl 2h/c)	

Parking spaces adjacent to curbs appear to be 8 ft. Minimum width is 9 ft. for 90 degree parking spaces

These labels are overlapping and are not legible

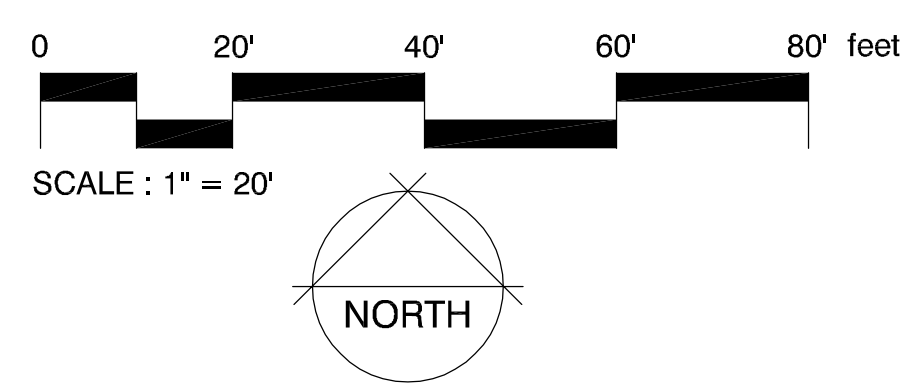
Update this

Why is there duplicate information?

Required setbacks to the north, east, and west would be zero since it's internal to the CR zoning district. However, gasoline pumps shall adhere to 25 ft setback from all property lines.

What is the purpose of this information?

Provide no left turn signage as indicated on the TIS. Coordinate with the traffic engineer.



OWNER INFO  
company name: HUNJIAN GAS STATIONS LLC  
address: 12599 MT. LINDSEY DR. PEYTON, CO 80831  
phone no:

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

Shops @ Meridian Ranch  
11810 Stapleton Drive  
Falcon, CO

Job No: 18.113  
Directory: Planning  
File: Site Development plan 2-16-2024  
Drawn By: DIN  
Date: 12/12/2022  
Revised:

DRAWING NO. 1  
SITE DEVELOPMENT PLAN