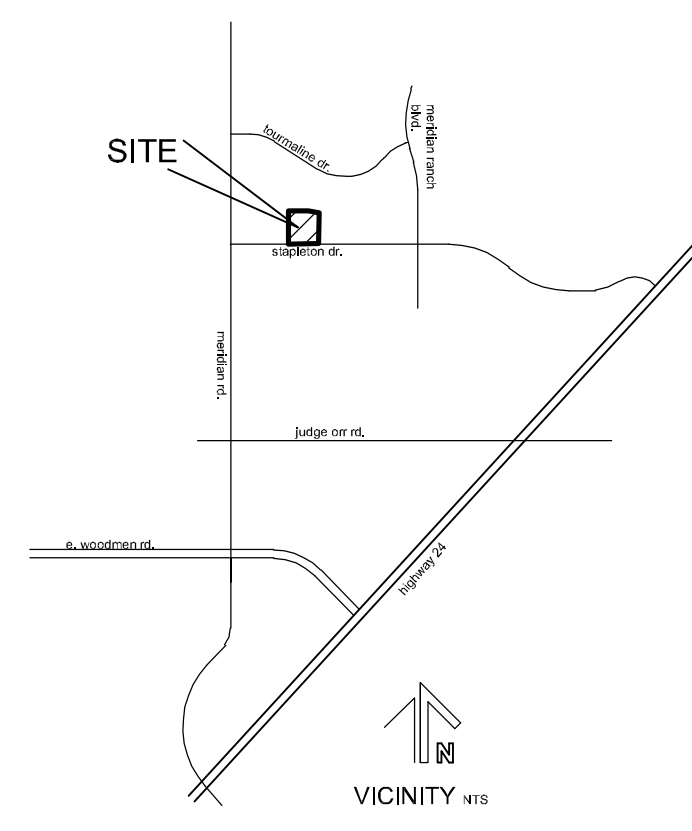
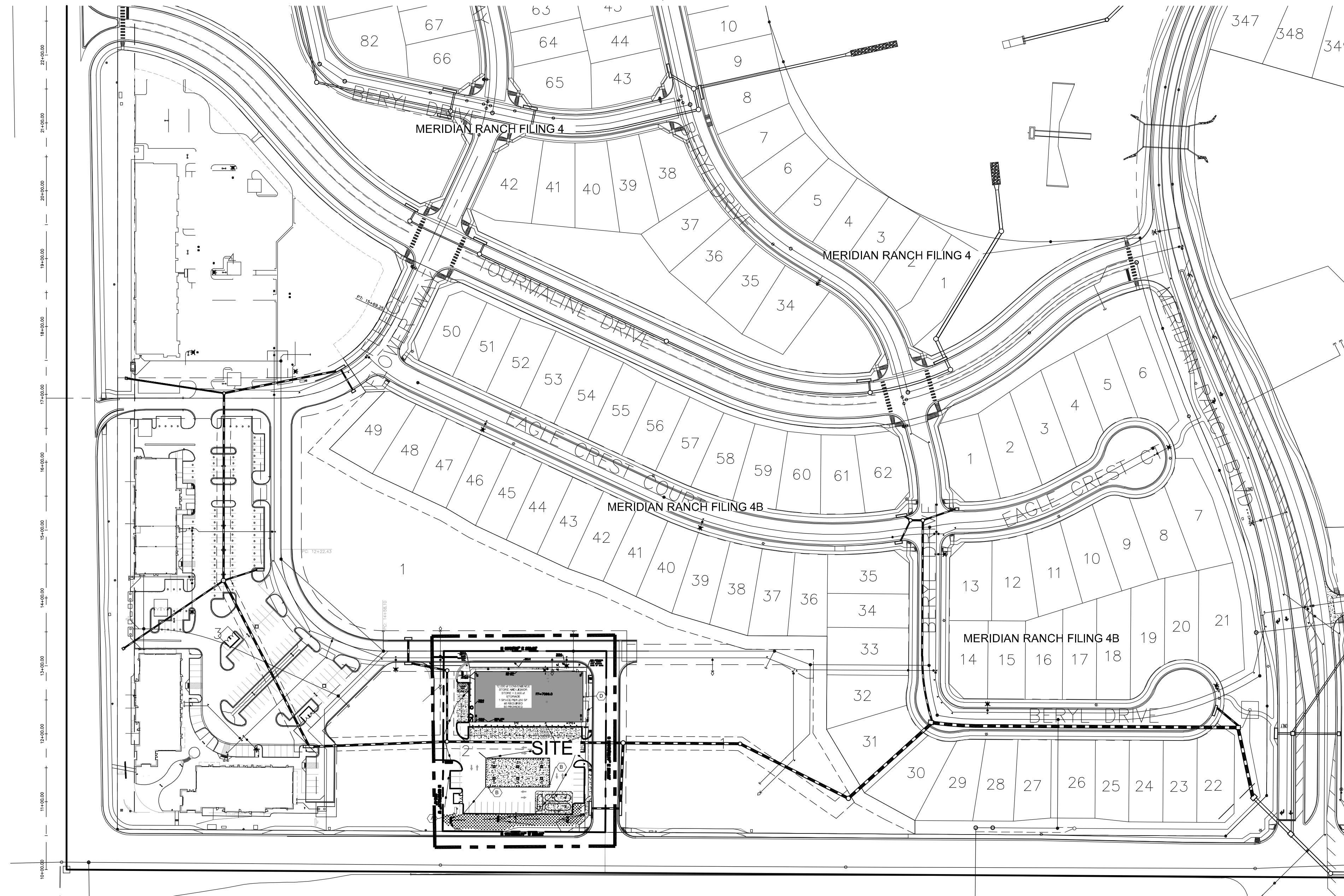


THE SHOPS FILING NO. 1A AT MERIDIAN RANCH LOT 2B

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



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

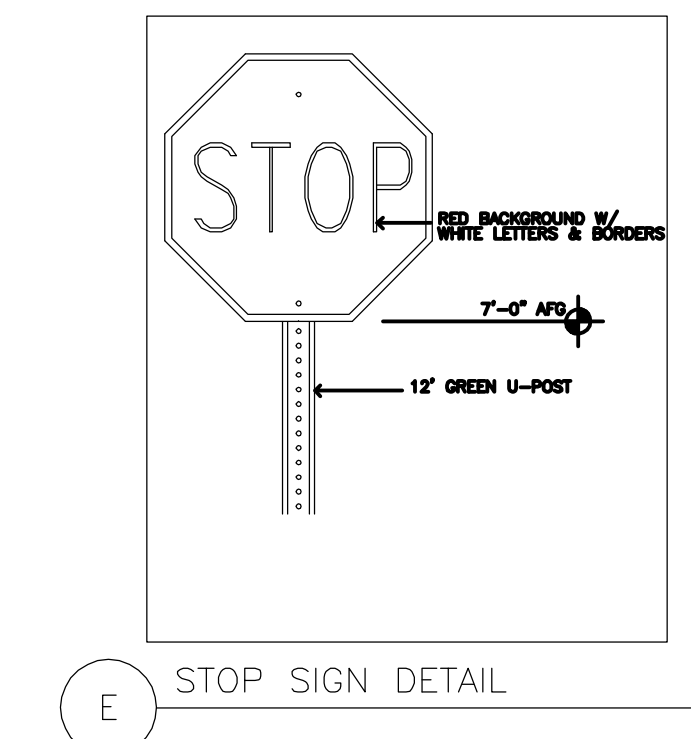
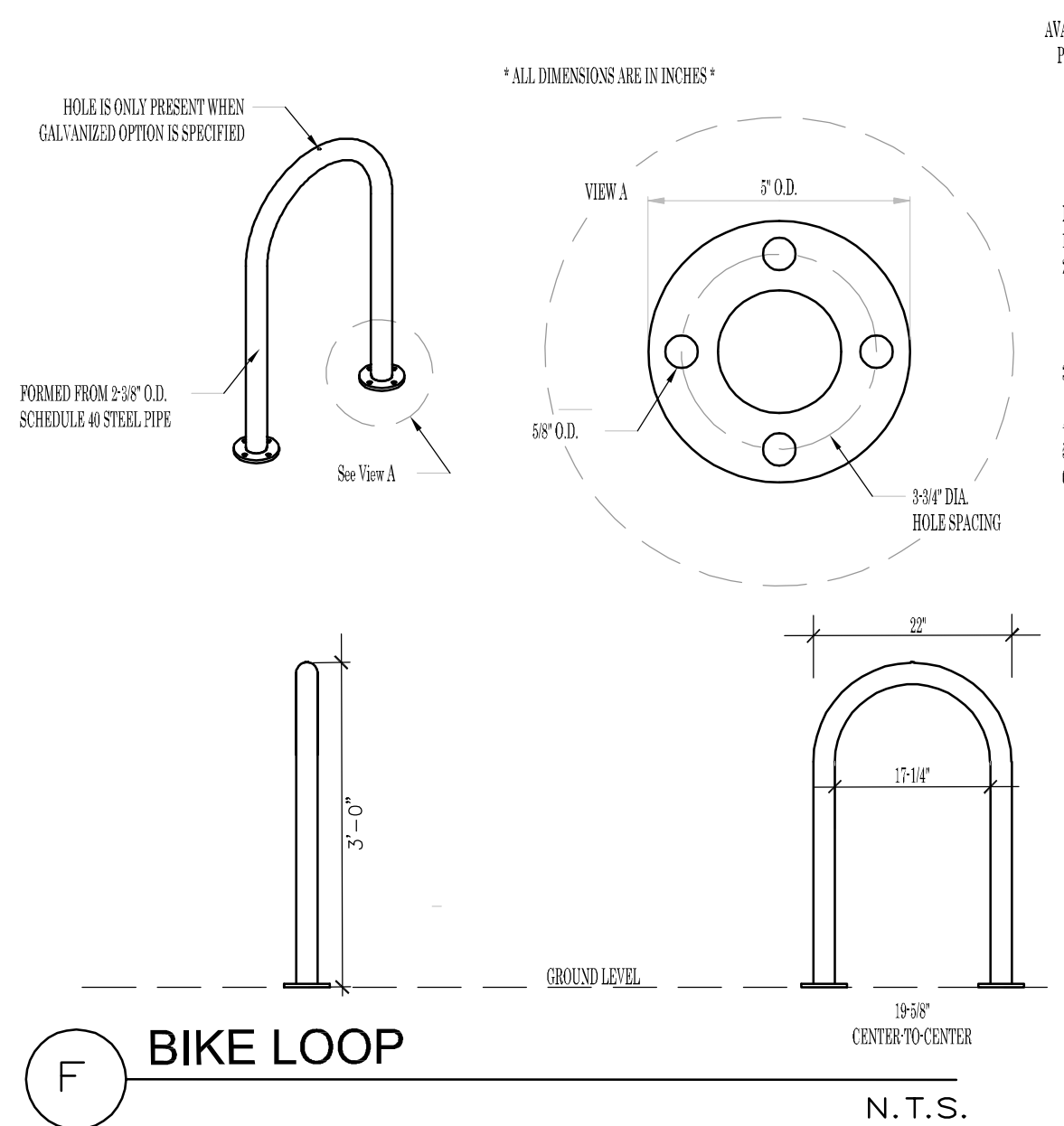
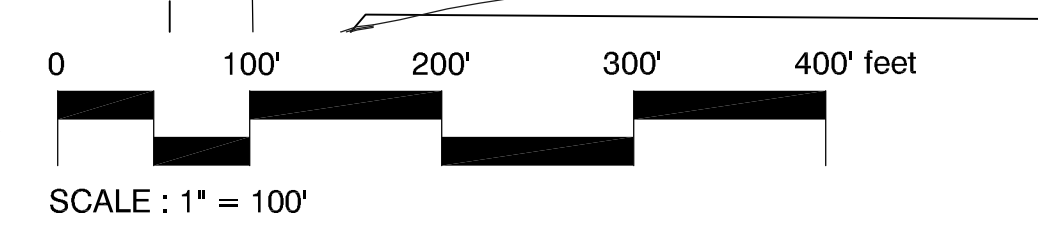
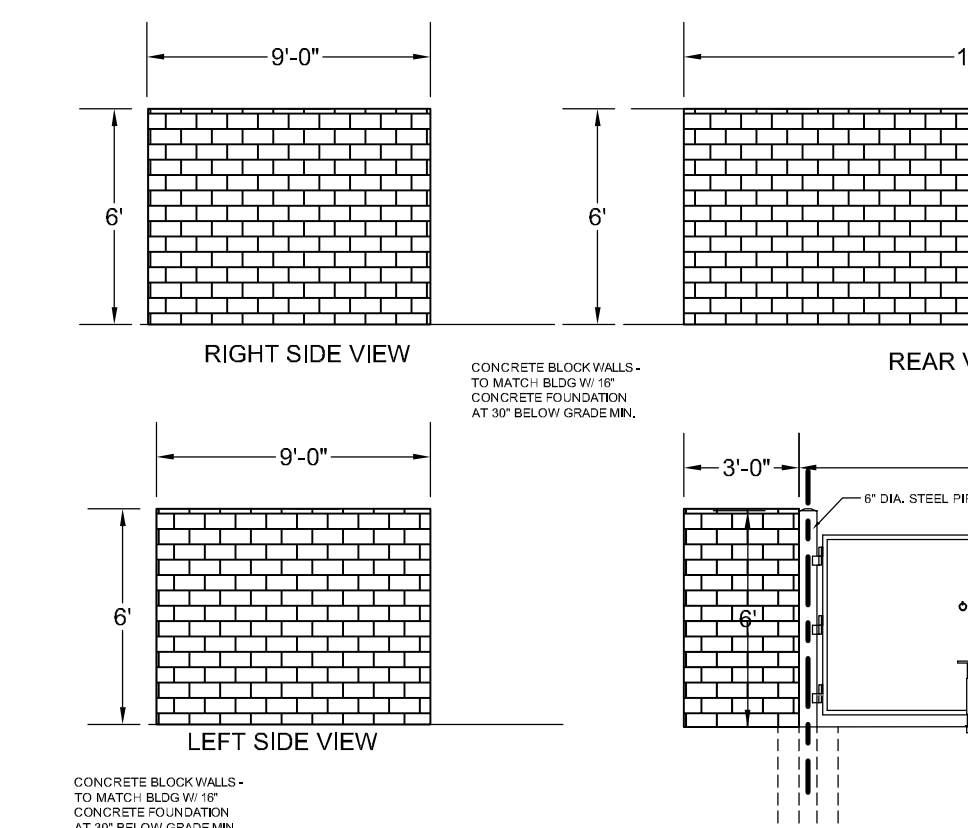
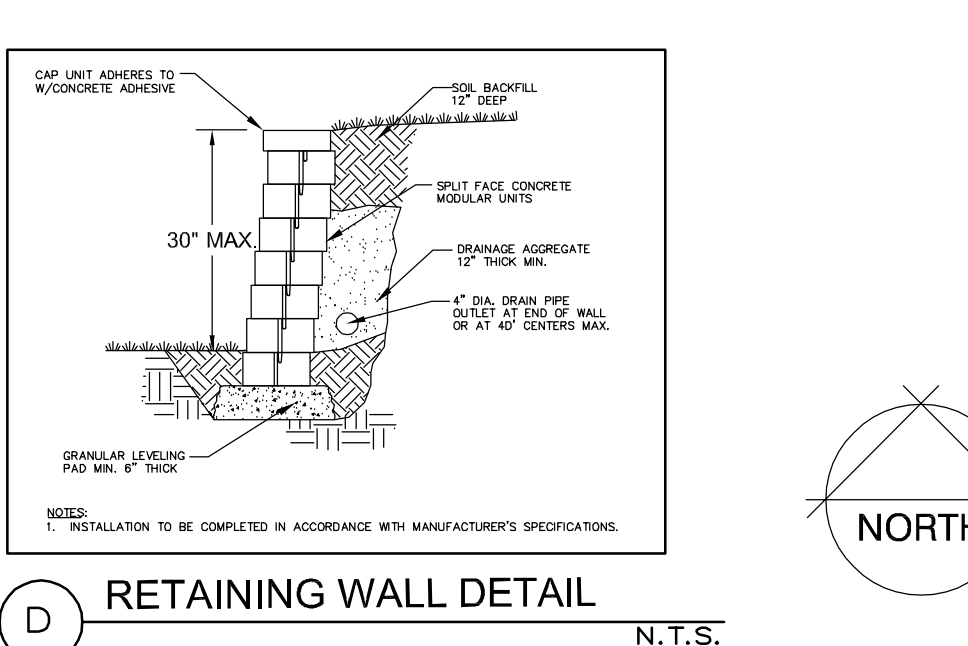
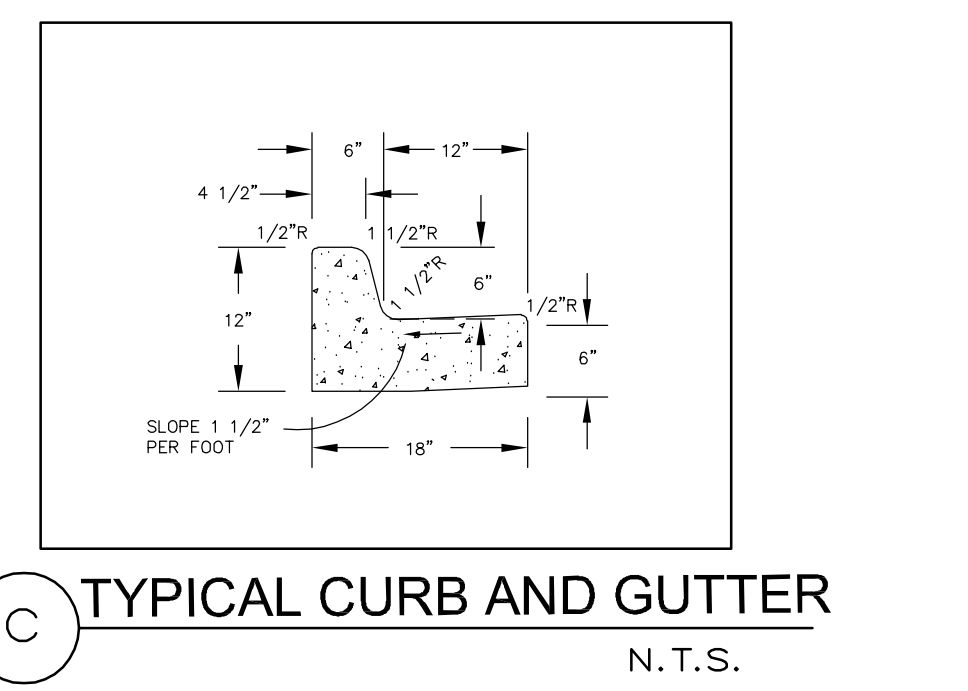
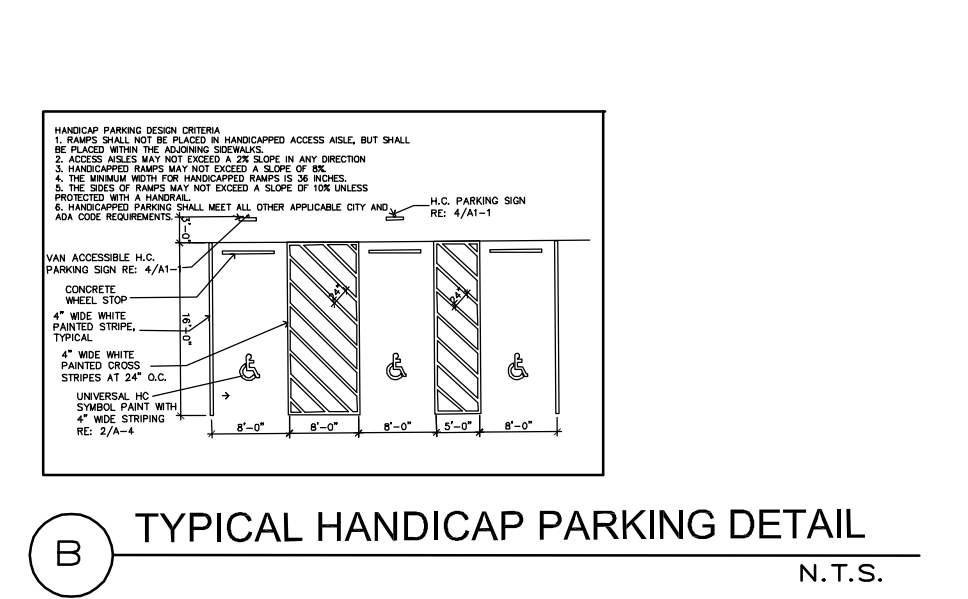
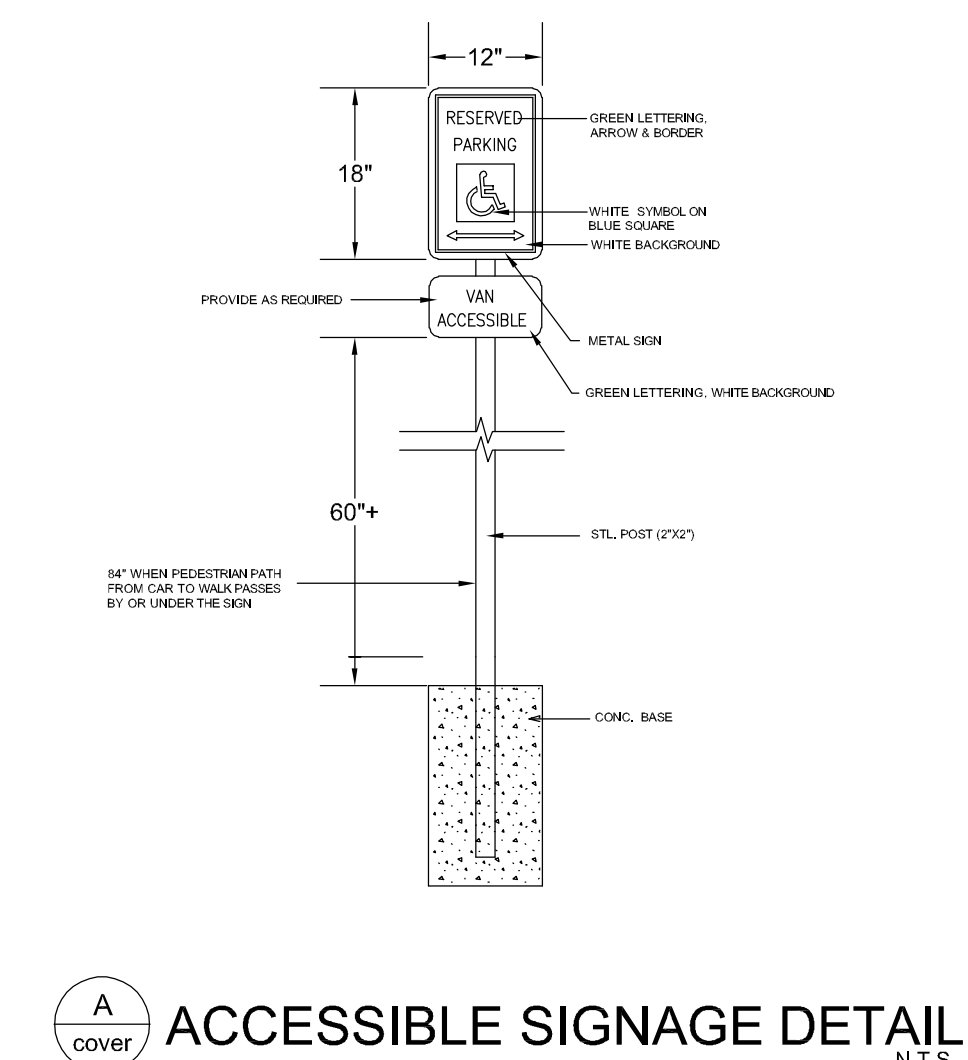
SITE DATA

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	commercial center
proposed use	12,000sf	
bldg area	45'	
max. bldg height	44'	
prop. bldg height		
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)	

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.



AVAILABLE OPTIONS:
POWDER COATING
10 STABLE COLORS & OPTIONAL METALLIC COLORS
CUSTOM COLORS (INCLUDING THE RAL RANGE AT AN ADDITIONAL COST)
ALL POWDER COAT FINISHES ARE DONE AT VICTOR-STANLEY, INC. (CSI) TO MATCH THE VPS PRODUCT LINE
OTHER FINISHES: GALVANIZED SPECIAL QUOTE NEEDED

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL, SHIPBLASTED, ETCHED, PHOSPHATIZED, PREPARED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREPARED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH IS RANGES FROM 0.001 TO 0.002 INCHES.
3. IT IS NOT RECOMMENDED TO LOCK ANCHOR BOLTS UNTIL THE BULK BACK IS IN PLACE. THIS SECURE SITE DESIGN, L.L.C. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY SUCRES SITE DESIGN, L.L.C.
5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
6. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

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	

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

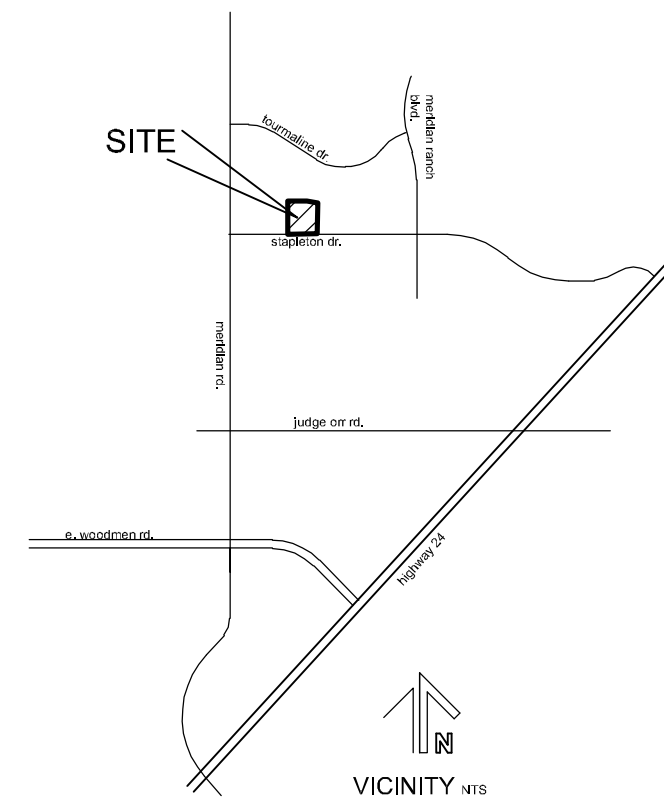
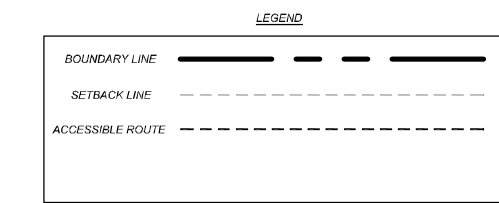
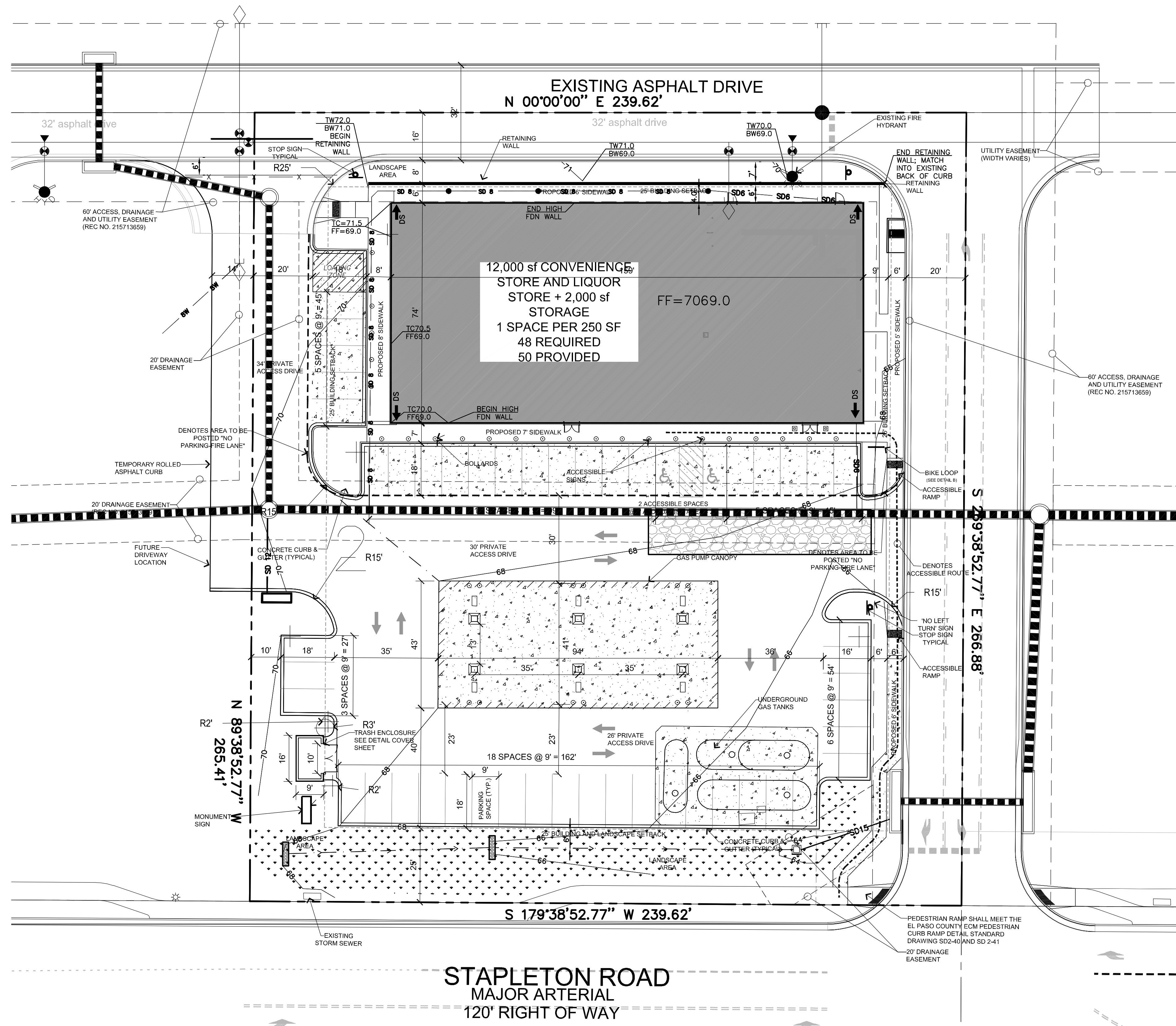
Shops @ Meridian Ranch
Meridian Road
Falcon, CO

Job No.	18-115
Directory	Planning
File	Site development plan 2-16-2024
Drawn By	DN
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



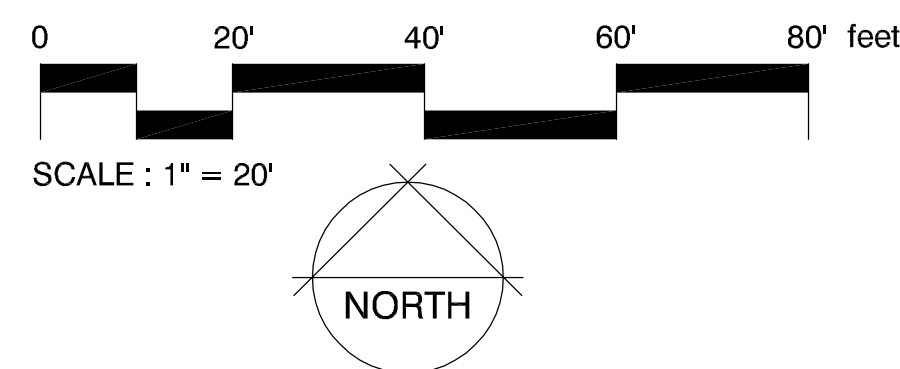
LEGAL:
THE SHOPS AT MERIDIAN RANCH LOT 2 FILING NO. 1A

SITE DATA

tax schedule no.:	4230319056
area	1.46ac
ex zone	n/a
proposed zone	CR
ex use	vacant
proposed use	commercial center
development schedule	Falcon/Peyton Small Area Plan FALL, 2023

PARKING LOT INFO

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	19% (12,000sf)
bldgs	66% (42,472sf)
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use	retail F commercial center
bldg area	12,000sf
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required (incl h/c)	48 (incl 2h/c)
provided	50 (incl 2h/c)



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address	12599 MT. LINDSEY DR.
city/state	PEYTON, CO 80831
phone no	

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Falcon/Peyton Small Area Plan
Colorado Springs, Colorado 475-8133
115 S. Weber

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

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