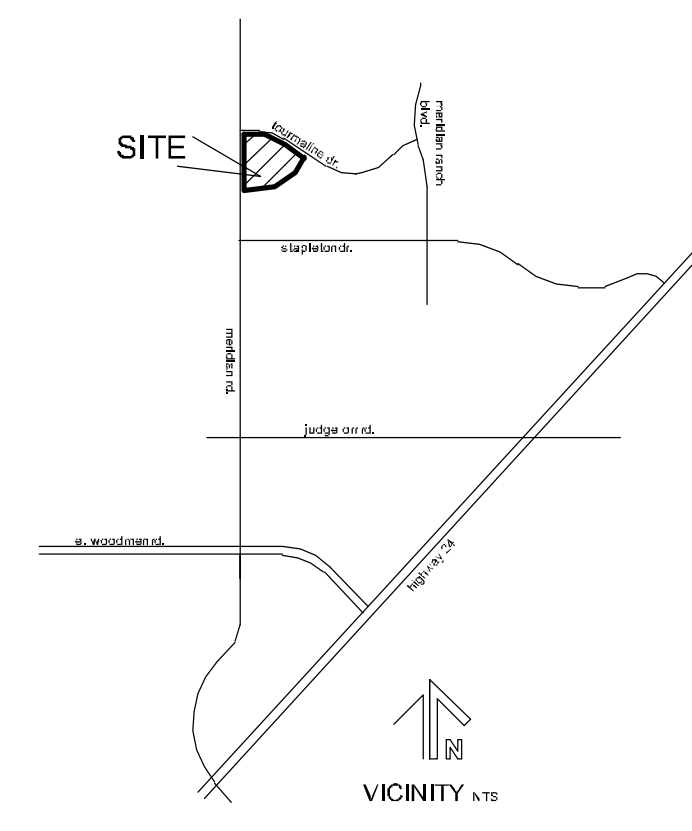
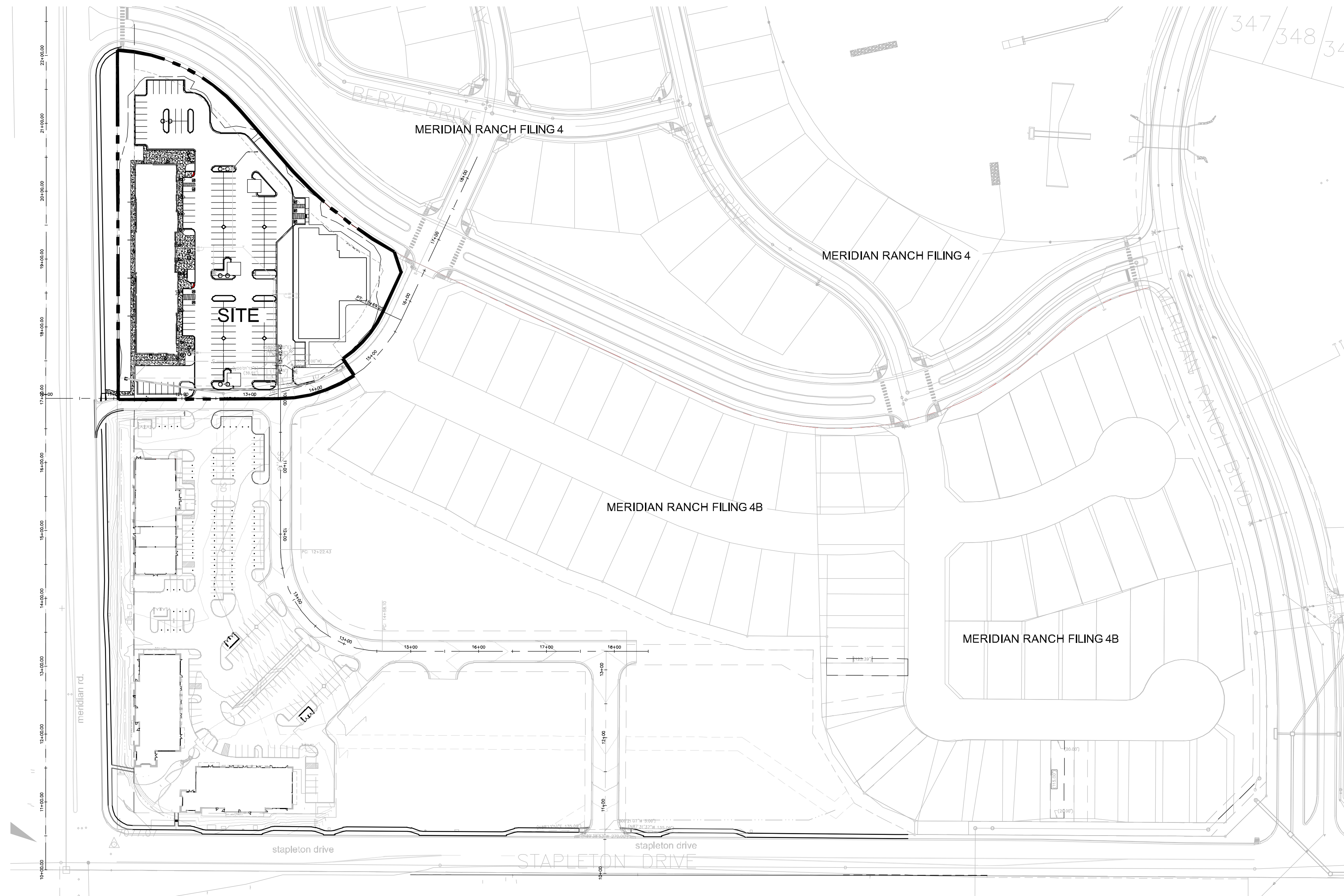


THE SHOP'S AT MERIDIAN RANCH

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

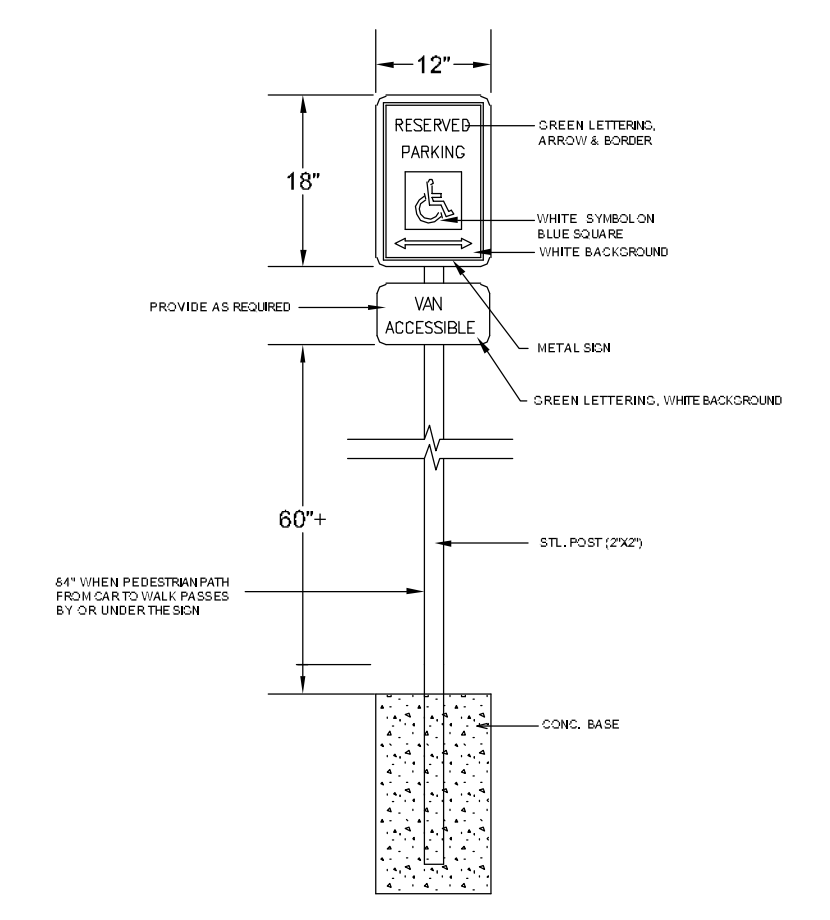
tax schedule no.:	4230319054
area	3.43ac
ex zone	n/a
proposed zone	CR
ex use	vacant
proposed use	commercial center
master plan	Falcon/Peyton Small Area Plan
development schedule	SPRING 2019

LOT INFO

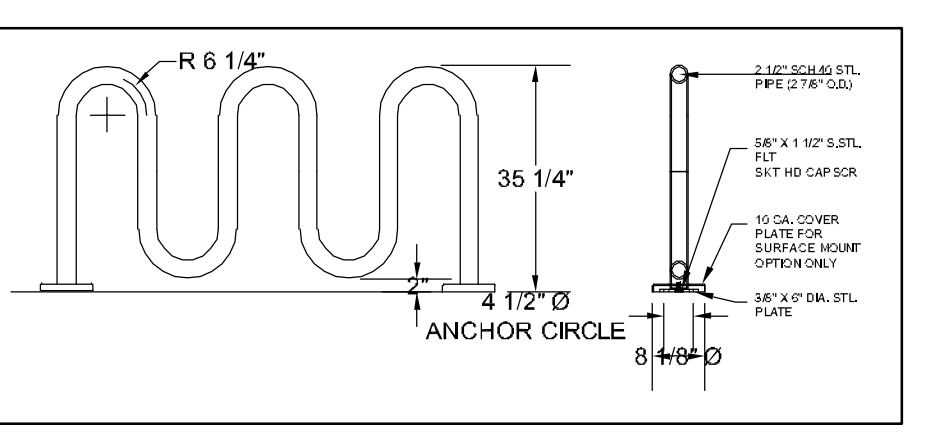
area	3.43ac
proposed use	commercial center
bldg area	29,390sf
max. bldg height	45'
prop. bldg height	44'
bldg setbacks	
front	25'
side	25'
rear	25'
%lot coverage	
bldgs	20% (29,390sf)
impervious	43% (64,383sf)
	37% (55,712sf)

PARKING

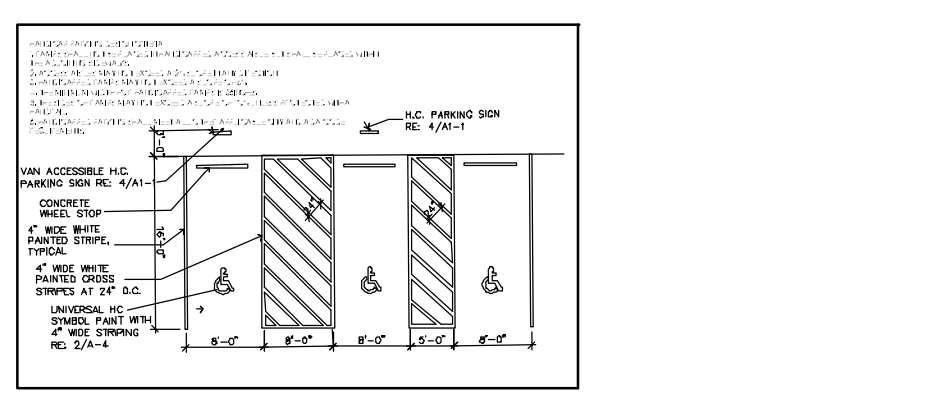
	retail D commercial center	retail E commercial center
use		
bldg area	17,450sf	11,940sf
ratio	1/250sf	1/250sf
required (incl h/c)	70 (incl 3h/c)	47 (incl 3h/c)
provided	95 (incl 4h/c)	47 (incl 3h/c)



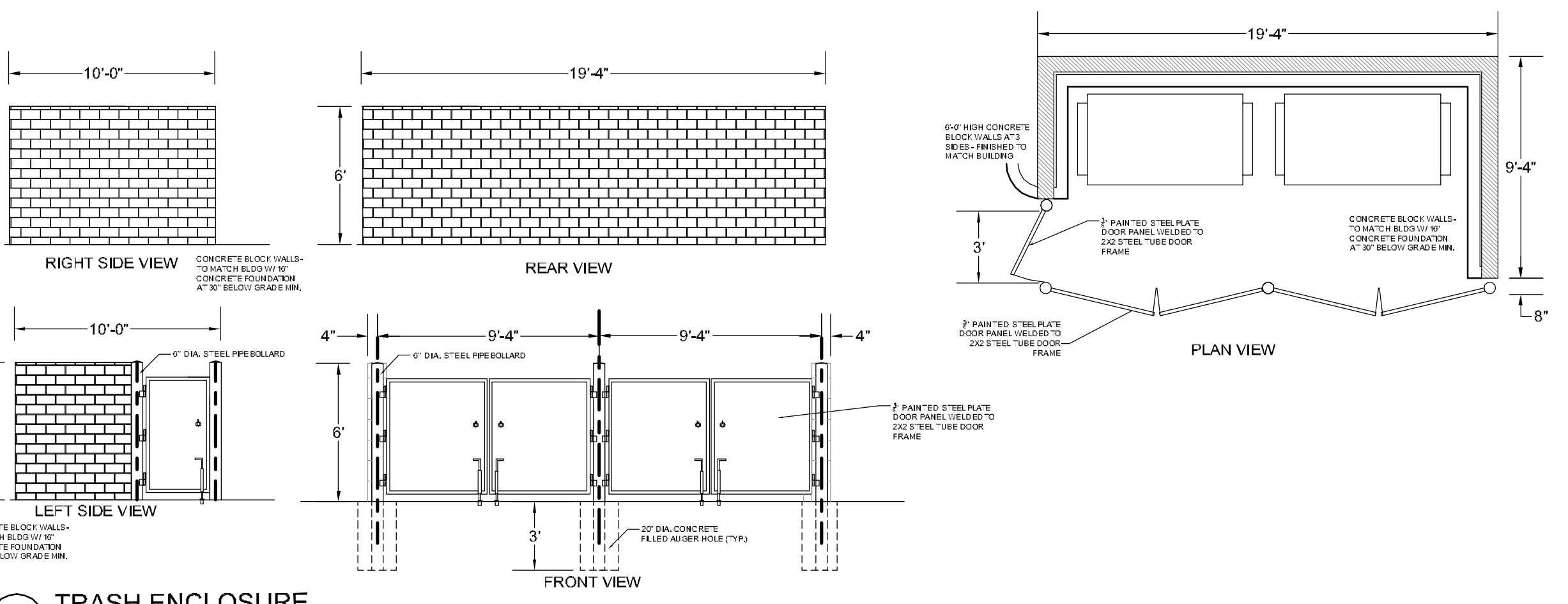
A ACCESSIBLE SIGNAGE DETAIL
 N.T.S.



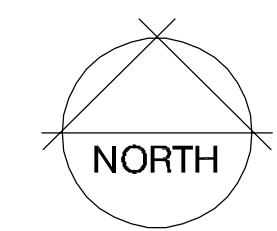
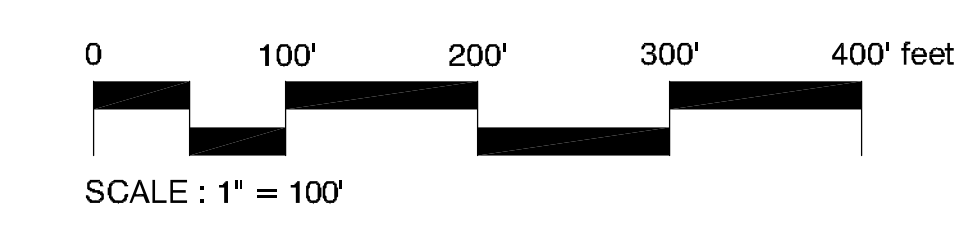
B BIKE LOOP
 N.T.S.



C TYPICAL HANDICAP PARKING DETAIL
 N.T.S.



D TRASH ENCLOSURE
 N.T.S.



Revision to site plan, lighting, and elevations to match as-built conditions.

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 ensure 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	

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

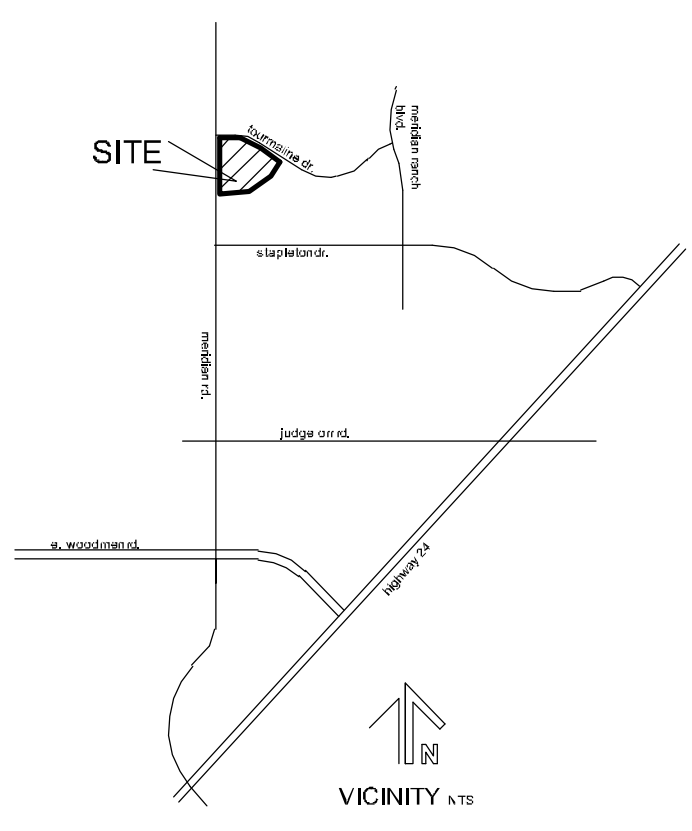
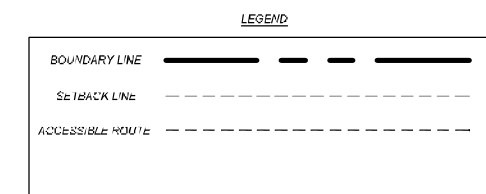
Shop's @ Meridian Ranch
 Site Development Plan
 Meridian Ranch
 Falcon, CO

Job No.	18,115
Director	Planning
File	Site development plan 4-8-19
Drawn by	DBH
Date	8/22/2018
Revised	10/2/2018
	11/28/2018
	4-8-2019

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

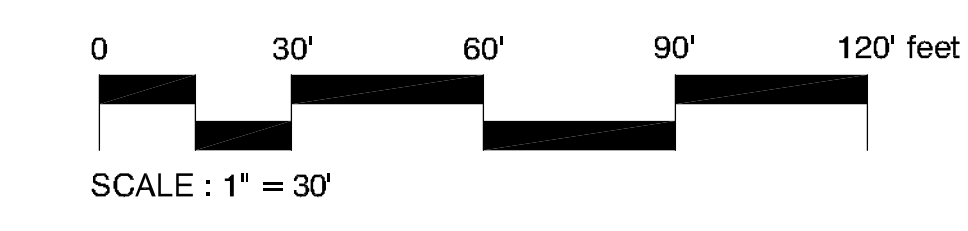
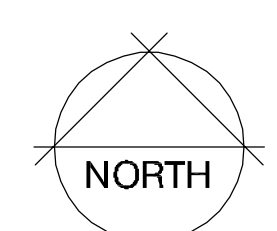
tax schedule no.:	4230319054
area	3.43ac
ex zone	n/a
proposed zone	CR
ex use	vacant
proposed use	commercial center
master plan development schedule	Falcon/Peyton Small Area Plan SPRING 2019

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bldg area	29,390sf
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side	25'
rear	25'
%lot coverage	
bldgs	20% (29,390sf)
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landscaping	37% (55,712sf)

PARKING

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bldg area	17,450sf	11,940sf
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 address P.O. BOX 80036
 city/state SAN DIEGO CA 91238
 phone no



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

Structural:
 Electrical:
 Mechanical:
 Plumbing:

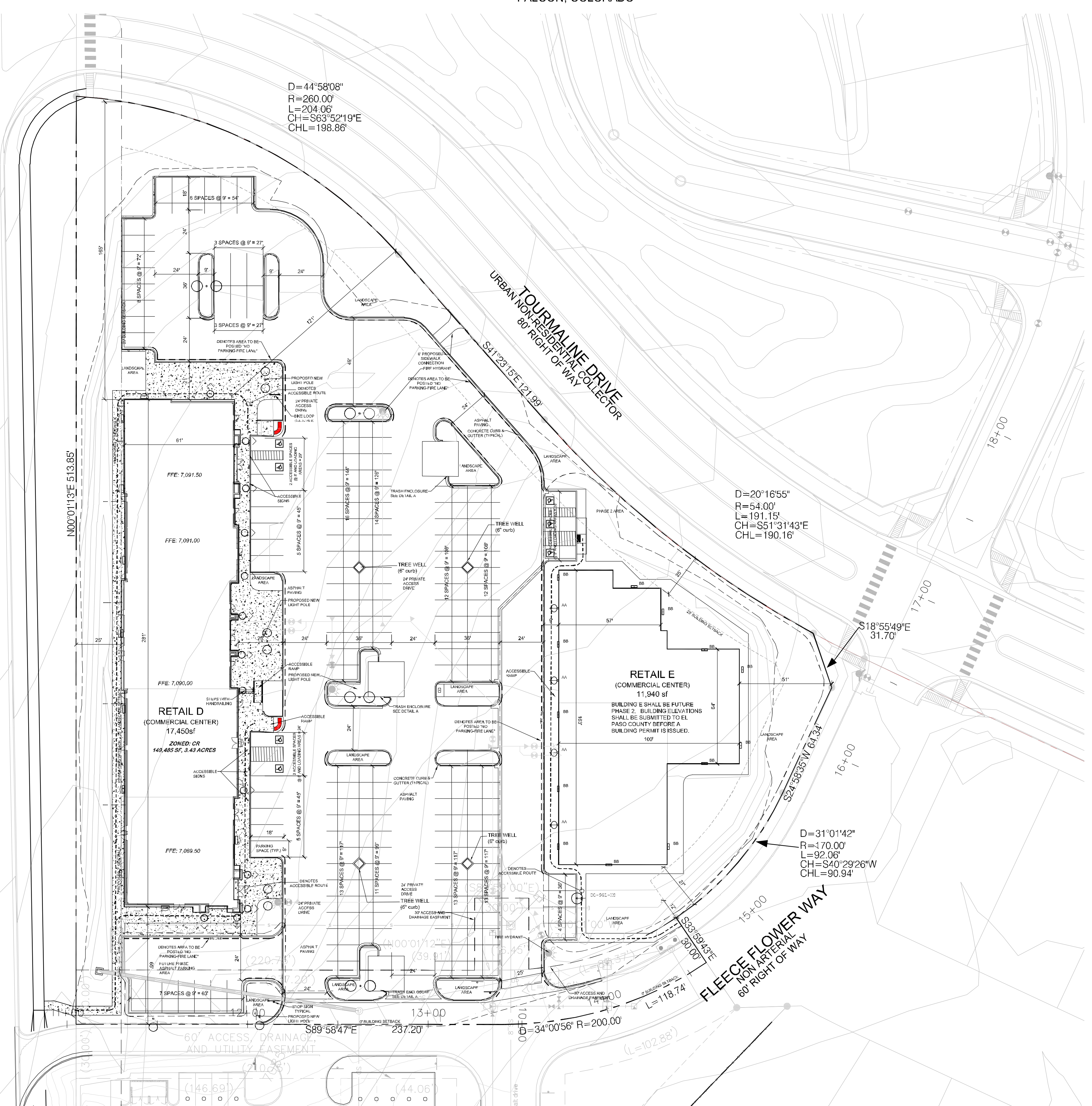
Shop's @ Meridian Ranch
 Site Development Plan
 Meridian Road
 Falcon, CO

Job No. 16115
 Date 11/29/2018
 Drawn by URM
 Date 02/20/2019
 Checked by
 Date 11/29/2018
 Date 02/20/2019

DRAWING NO. **1**
 SITE DEVELOPMENT PLAN

FILE NUMBER: PPR18033

MERIDIAN ROAD
 MAJOR ARTERIAL
 135' RIGHT OF WAY



10+00

N00°01'13"E 513.85'

D=44°58'08"
 R=260.00'
 L=204.06'
 CH=S63°52'19"E
 CHL=198.86'

D=20°16'55"
 R=54.00'
 L=191.15'
 CH=S51°31'43"E
 CHL=190.16'

S18°55'49"E
 31.70'

D=31°01'42"
 R=170.00'
 L=92.06'
 CH=S40°29'26"W
 CHL=90.94'

60' ACCESS, DRAINAGE,
 AND UTILITY EASEMENT

FLEECE FLOWER WAY
 NON ARTERIAL
 60' RIGHT OF WAY

TOURMALINE DRIVE
 80' RIGHT OF WAY
 URBAN NON-RESIDENTIAL COLLECTOR

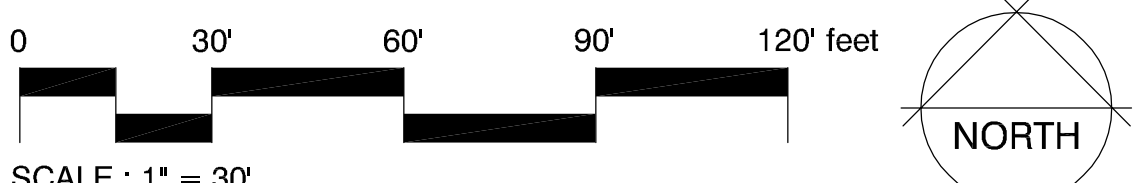
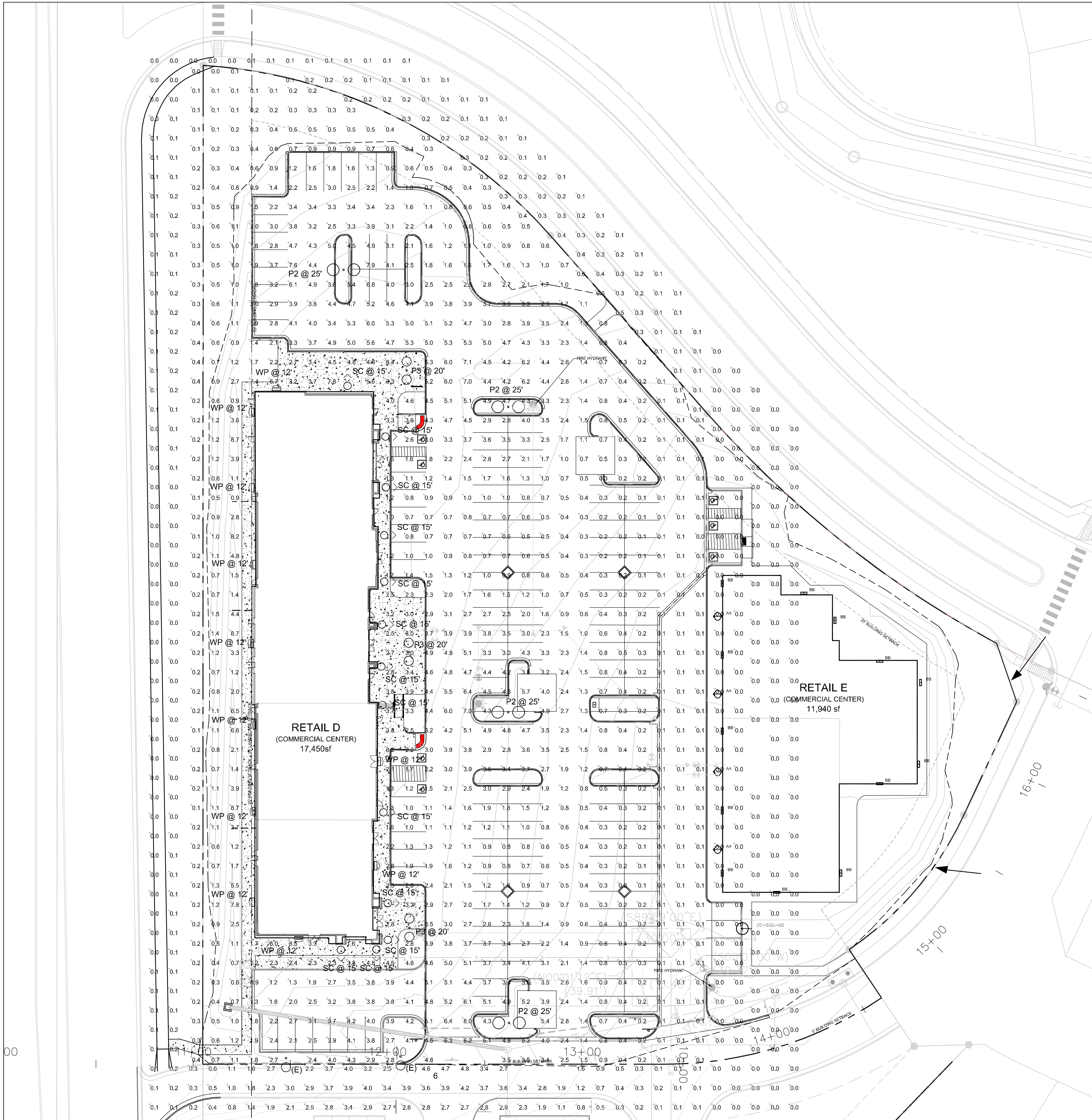
THE SHOP'S AT MERIDIAN RANCH

FILING NO. 1, LOT 4

PHOTOMETRIC PLAN

EL PASO COUNTY, COLORADO.

FALCON, COLORADO



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	Total Watts
	15	AA	SINGLE	0.900		UCS-STR-12LED-NW		285.9
	23	BB	SINGLE	0.900		YVPH-L30-730-T3-SDGLT-OPD-EDD-UWV	35.7	357
	2	AA-DBL	BACK-BACK	0.900		2B/CC253P70-96L4K	216.9	1735.2
	1	AA-SGL	SINGLE	0.900		1A/CC253P70-96L4K	216.9	650.7
	7	BB-VE	BACK-BACK	0.900		2-UCM-ANG-T3-32LED-4K-700-AWT	71.3	998.2001

KIM LIGHTING 25" Arm

Job Name: Meridian Ranch
Type: AA-DBL
Cat. No.: CC25A-DPTD-96L4K-DB-NFO
Mount: CCS-STR-12LED-NW

REQUIREMENTS: 1. IESNA E-18, 2. IESNA E-19, 3. IESNA E-20, 4. IESNA E-21, 5. IESNA E-22, 6. IESNA E-23, 7. IESNA E-24, 8. IESNA E-25, 9. IESNA E-26, 10. IESNA E-27, 11. IESNA E-28, 12. IESNA E-29, 13. IESNA E-30, 14. IESNA E-31, 15. IESNA E-32, 16. IESNA E-33, 17. IESNA E-34, 18. IESNA E-35, 19. IESNA E-36, 20. IESNA E-37, 21. IESNA E-38, 22. IESNA E-39, 23. IESNA E-40, 24. IESNA E-41, 25. IESNA E-42, 26. IESNA E-43, 27. IESNA E-44, 28. IESNA E-45, 29. IESNA E-46, 30. IESNA E-47, 31. IESNA E-48, 32. IESNA E-49, 33. IESNA E-50, 34. IESNA E-51, 35. IESNA E-52, 36. IESNA E-53, 37. IESNA E-54, 38. IESNA E-55, 39. IESNA E-56, 40. IESNA E-57, 41. IESNA E-58, 42. IESNA E-59, 43. IESNA E-60, 44. IESNA E-61, 45. IESNA E-62, 46. IESNA E-63, 47. IESNA E-64, 48. IESNA E-65, 49. IESNA E-66, 50. IESNA E-67, 51. IESNA E-68, 52. IESNA E-69, 53. IESNA E-70, 54. IESNA E-71, 55. IESNA E-72, 56. IESNA E-73, 57. IESNA E-74, 58. IESNA E-75, 59. IESNA E-76, 60. IESNA E-77, 61. IESNA E-78, 62. IESNA E-79, 63. IESNA E-80, 64. IESNA E-81, 65. IESNA E-82, 66. IESNA E-83, 67. IESNA E-84, 68. IESNA E-85, 69. IESNA E-86, 70. IESNA E-87, 71. IESNA E-88, 72. IESNA E-89, 73. IESNA E-90, 74. IESNA E-91, 75. IESNA E-92, 76. IESNA E-93, 77. IESNA E-94, 78. IESNA E-95, 79. IESNA E-96, 80. IESNA E-97, 81. IESNA E-98, 82. IESNA E-99, 83. IESNA E-100.

ORDERING CODE: CC25A-DPTD-96L4K-DB-NFO

KIM LIGHTING 25" Arm

Job Name: Meridian Ranch
Type: AA-DBL
Cat. No.: CC25A-DPTD-96L4K-DB-NFO
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ORDERING CODE: CC25A-DPTD-96L4K-DB-NFO

KIM LIGHTING 25" Arm Mounted, Curvilinear, Pico/Power-LED

Job Name: Meridian Ranch
Type: AA-DBL
Cat. No.: CC/CCS25
Mount: CCS-STR-12LED-NW

REQUIREMENTS: 1. IESNA E-18, 2. IESNA E-19, 3. IESNA E-20, 4. IESNA E-21, 5. IESNA E-22, 6. IESNA E-23, 7. IESNA E-24, 8. IESNA E-25, 9. IESNA E-26, 10. IESNA E-27, 11. IESNA E-28, 12. IESNA E-29, 13. IESNA E-30, 14. IESNA E-31, 15. IESNA E-32, 16. IESNA E-33, 17. IESNA E-34, 18. IESNA E-35, 19. IESNA E-36, 20. IESNA E-37, 21. IESNA E-38, 22. IESNA E-39, 23. IESNA E-40, 24. IESNA E-41, 25. IESNA E-42, 26. IESNA E-43, 27. IESNA E-44, 28. IESNA E-45, 29. IESNA E-46, 30. IESNA E-47, 31. IESNA E-48, 32. IESNA E-49, 33. IESNA E-50, 34. IESNA E-51, 35. IESNA E-52, 36. IESNA E-53, 37. IESNA E-54, 38. IESNA E-55, 39. IESNA E-56, 40. IESNA E-57, 41. IESNA E-58, 42. IESNA E-59, 43. IESNA E-60, 44. IESNA E-61, 45. IESNA E-62, 46. IESNA E-63, 47. IESNA E-64, 48. IESNA E-65, 49. IESNA E-66, 50. IESNA E-67, 51. IESNA E-68, 52. IESNA E-69, 53. IESNA E-70, 54. IESNA E-71, 55. IESNA E-72, 56. IESNA E-73, 57. IESNA E-74, 58. IESNA E-75, 59. IESNA E-76, 60. IESNA E-77, 61. IESNA E-78, 62. IESNA E-79, 63. IESNA E-80, 64. IESNA E-81, 65. IESNA E-82, 66. IESNA E-83, 67. IESNA E-84, 68. IESNA E-85, 69. IESNA E-86, 70. IESNA E-87, 71. IESNA E-88, 72. IESNA E-89, 73. IESNA E-90, 74. IESNA E-91, 75. IESNA E-92, 76. IESNA E-93, 77. IESNA E-94, 78. IESNA E-95, 79. IESNA E-96, 80. IESNA E-97, 81. IESNA E-98, 82. IESNA E-99, 83. IESNA E-100.

ORDERING CODE: CC/CCS25

KIM LIGHTING 25" Arm

Job Name: Meridian Ranch
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Cat. No.: CC25A-DPTD-96L4K-DB-NFO
Mount: CCS-STR-12LED-NW

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Cat. No.: CC25A-DPTD-96L4K-DB-NFO
Mount: CCS-STR-12LED-NW

REQUIREMENTS: 1. IESNA E-18, 2. IESNA E-19, 3. IESNA E-20, 4. IESNA E-21, 5. IESNA E-22, 6. IESNA E-23, 7. IESNA E-24, 8. IESNA E-25, 9. IESNA E-26, 10. IESNA E-27, 11. IESNA E-28, 12. IESNA E-29, 13. IESNA E-30, 14. IESNA E-31, 15. IESNA E-32, 16. IESNA E-33, 17. IESNA E-34, 18. IESNA E-35, 19. IESNA E-36, 20. IESNA E-37, 21. IESNA E-38, 22. IESNA E-39, 23. IESNA E-40, 24. IESNA E-41, 25. IESNA E-42, 26. IESNA E-43, 27. IESNA E-44, 28. IESNA E-45, 29. IESNA E-46, 30. IESNA E-47, 31. IESNA E-48, 32. IESNA E-49, 33. IESNA E-50, 34. IESNA E-51, 35. IESNA E-52, 36. IESNA E-53, 37. IESNA E-54, 38. IESNA E-55, 39. IESNA E-56, 40. IESNA E-57, 41. IESNA E-58, 42. IESNA E-59, 43. IESNA E-60, 44. IESNA E-61, 45. IESNA E-62, 46. IESNA E-63, 47. IESNA E-64, 48. IESNA E-65, 49. IESNA E-66, 50. IESNA E-67, 51. IESNA E-68, 52. IESNA E-69, 53. IESNA E-70, 54. IESNA E-71, 55. IESNA E-72, 56. IESNA E-73, 57. IESNA E-74, 58. IESNA E-75, 59. IESNA E-76, 60. IESNA E-77, 61. IESNA E-78, 62. IESNA E-79, 63. IESNA E-80, 64. IESNA E-81, 65. IESNA E-82, 66. IESNA E-83, 67. IESNA E-84, 68. IESNA E-85, 69. IESNA E-86, 70. IESNA E-87, 71. IESNA E-88, 72. IESNA E-89, 73. IESNA E-90, 74. IESNA E-91, 75. IESNA E-92, 76. IESNA E-93, 77. IESNA E-94, 78. IESNA E-95, 79. IESNA E-96, 80. IESNA E-97, 81. IESNA E-98, 82. IESNA E-99, 83. IESNA E-100.

ORDERING CODE: CC25A-DPTD-96L4K-DB-NFO

OWNER INFO

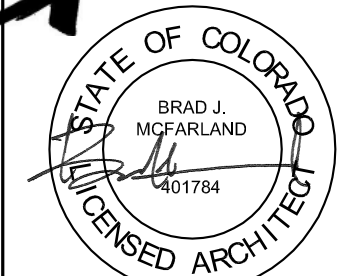
company name: SHOPS AT MERIDIAN RANCH LLC
address/city/state: P.O. BOX 80036 SAN DIEGO CA 91288
phone no:

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

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

Job No: 18-113
Directory: Planning
File: Site Development plan-48-19
Drawn By: DBN
Date: 6/22/2018
Revised: 10/4/2018
11/28/2018
4/8/2019

DRAWING NO. **4**
PHOTOMETRIC PLAN



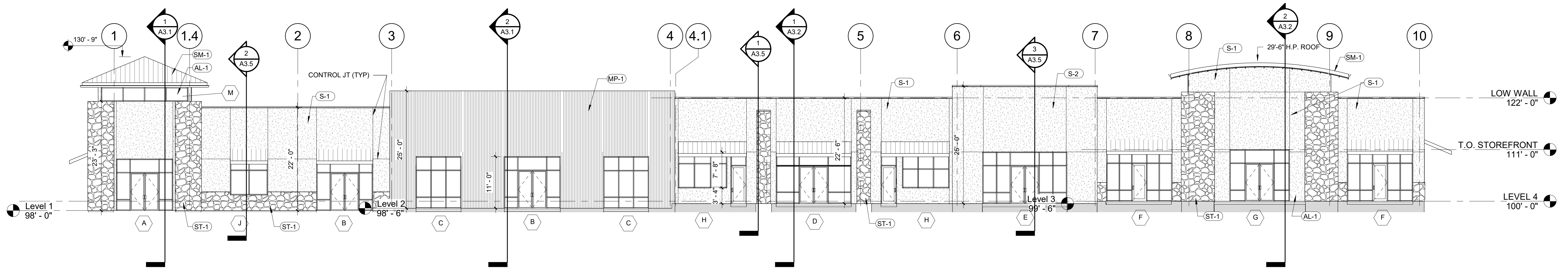
YOW Architects PC
 Architecture & Planning
 Colorado Springs, Colorado 719-475-8133
 115 S. Weber

Structural: HCOA ENGINEERING, INC.
 Mechanical: MEF ENGINEERING, INC.
 Electrical: MEF ENGINEERING, INC.
 Plumbing: MEF ENGINEERING, INC.

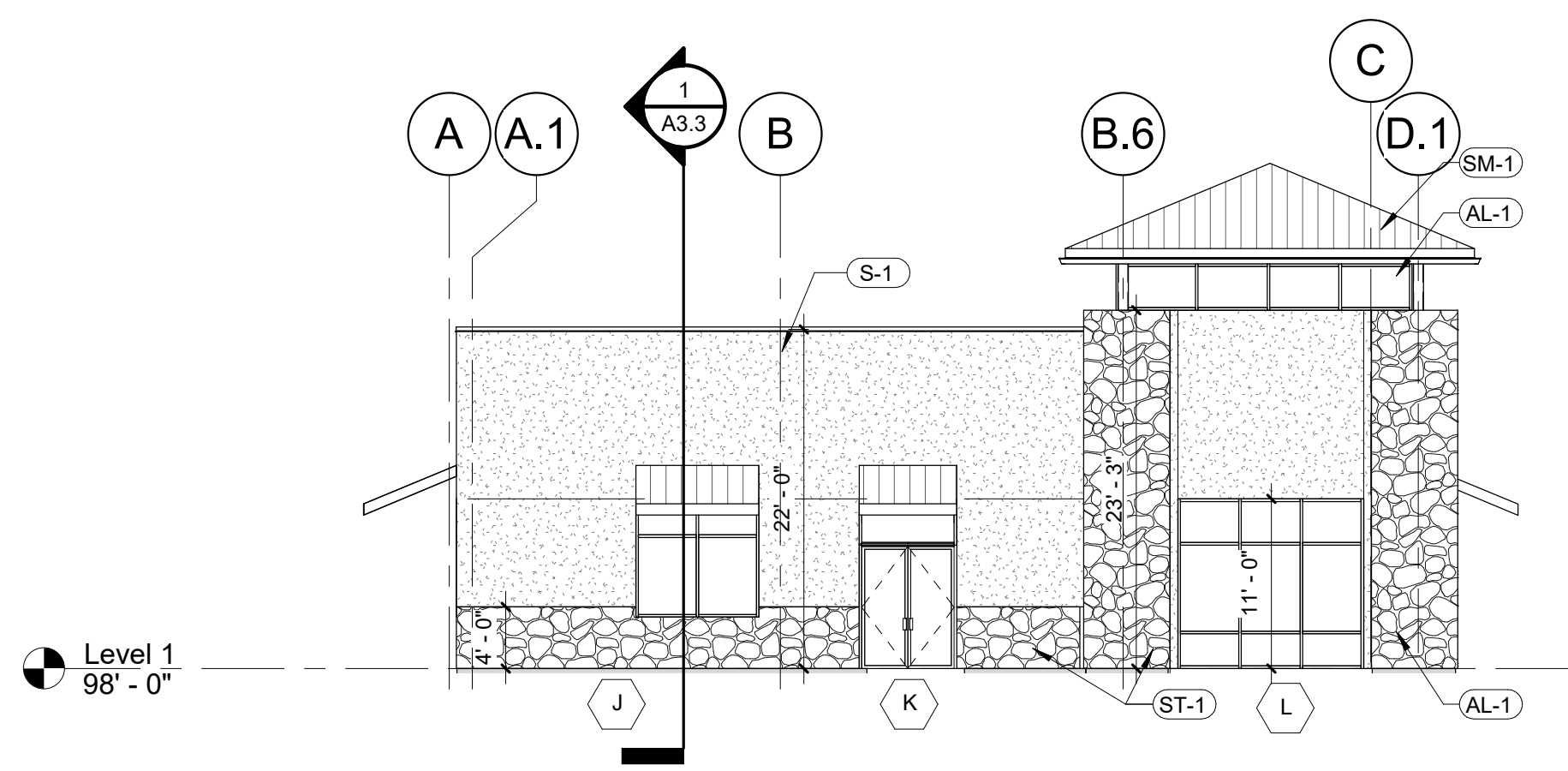
THE SHOPS AT MERIDIAN RANCH
 RETAIL BUILDING 'D'
 11910 TOURMALINE DR.
 PEYTON, CO 80831

Project Number: 18.175
 Date: 9/28/18
 Drawn By:
 Author:
 Checked By:
 Checker:

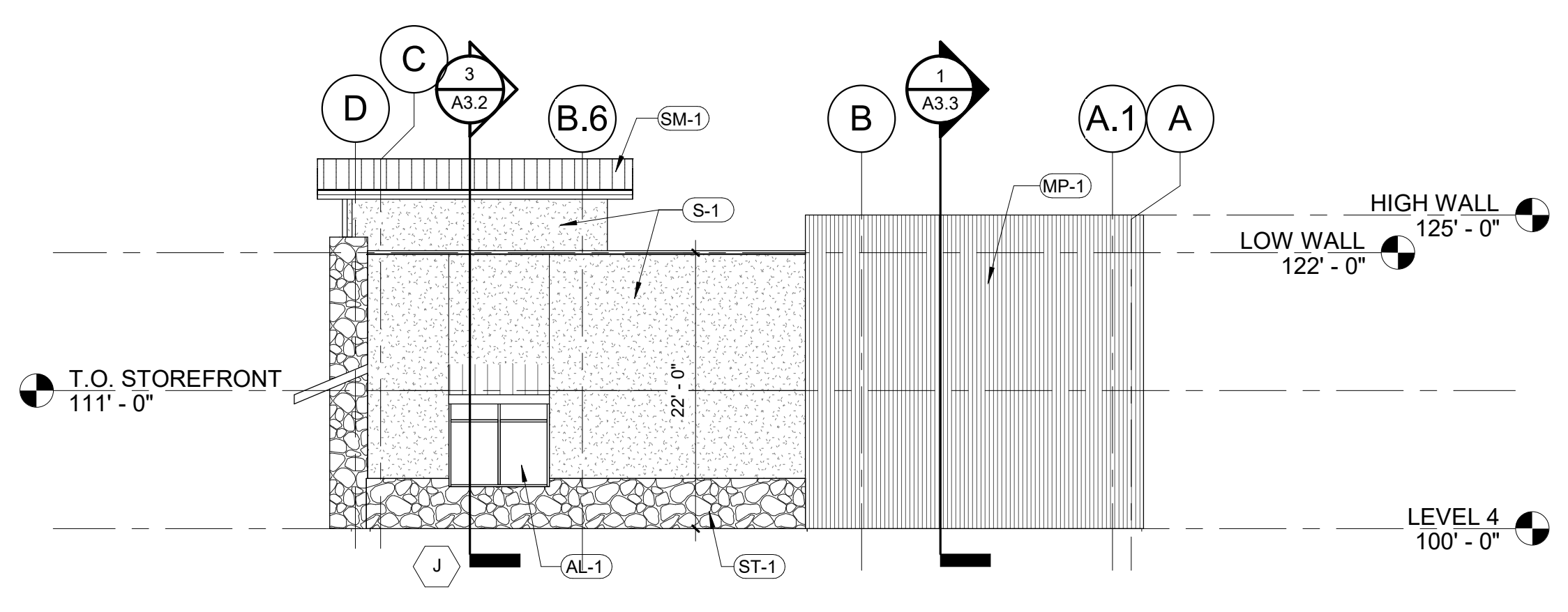
A2.1
 ELEVATIONS
 Scale: 3/32" = 1'-0"



1 EAST ELEVATION
 3/32" = 1'-0"

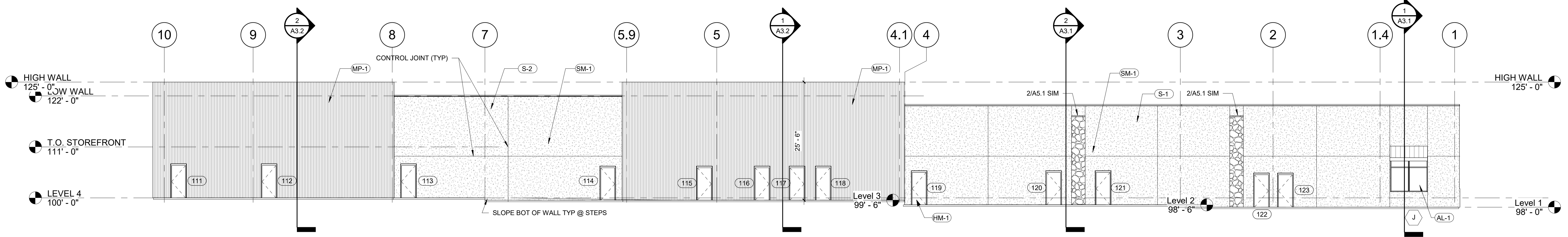


3 SOUTH ELEVATION
 3/32" = 1'-0"



2 NORTH ELEVATION
 3/32" = 1'-0"

KEYNOTES	
ELEVATIONS	
AL-1	ALUMINUM STOREFRONT ANODIZED DARK BRONZE
HM-1	HOLLOW METAL DOOR AND FRAME - PAINTED - DARK BRONZE
MP-1	CORRUGATED METAL PANEL - PREFINISHED BERRIDGE S-PANEL - HEMLOCK GREEN
PC-1	PREFINISHED METAL PARAPET CAP - KYNAR 500 - BERRIDGE DARK BRONZE
PM-1	PREFINISHED METAL FASICA - BERRIDGE DARK BRONZE
S-1	STUCCO - EL REY # 119 - FINE FINISH
S-2	STUCCO 2 - LA LUZ 125 - FINE FINISH
SM-1	STANDING SEAM METAL ROOF - BERRIDGE - DARK BRONZE
ST-1	STONE VENEER - EL DORADO COUNTRY RUBBLE - COGNAC - GROUT 3/4 DEPTH - COLORED GROUT



4 WEST ELEVATION
 3/32" = 1'-0"

11/29/2018 7:21:16 AM