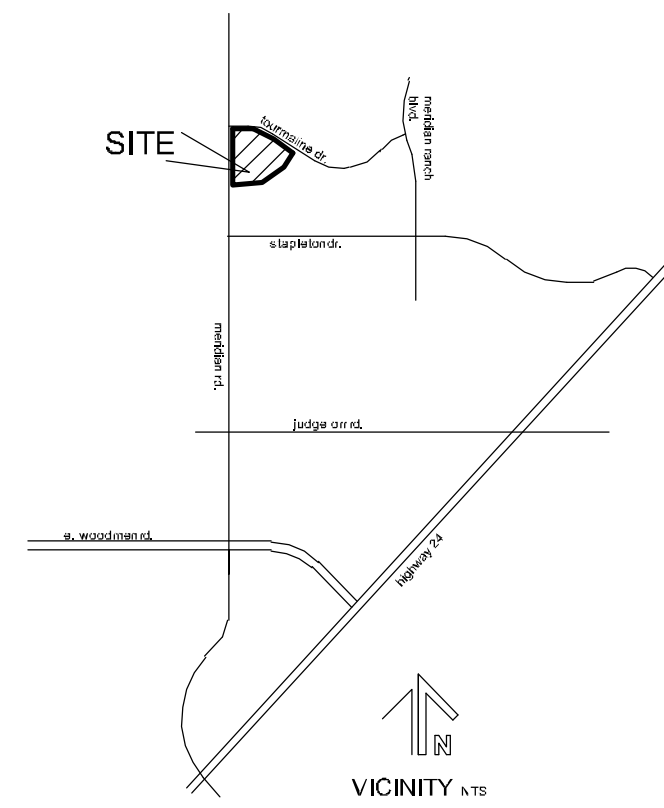
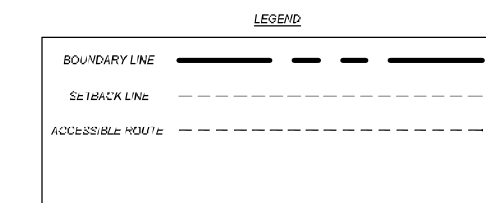


THE SHOP'S AT MERIDIAN RANCH

FILING NO. 1, LOT 4
 SITE DEVELOPMENT PLAN
 EL PASO COUNTY, COLORADO.
 FALCON, COLORADO



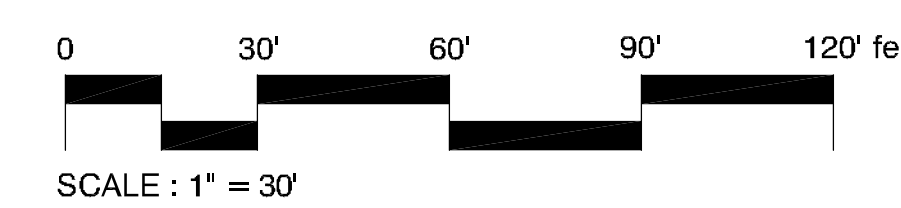
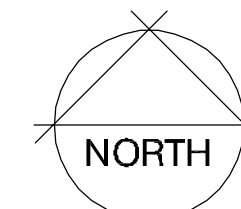
LEGAL:
 THE SHOPS AT MERIDIAN RANCH LOT 4 FILING NO. 1

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

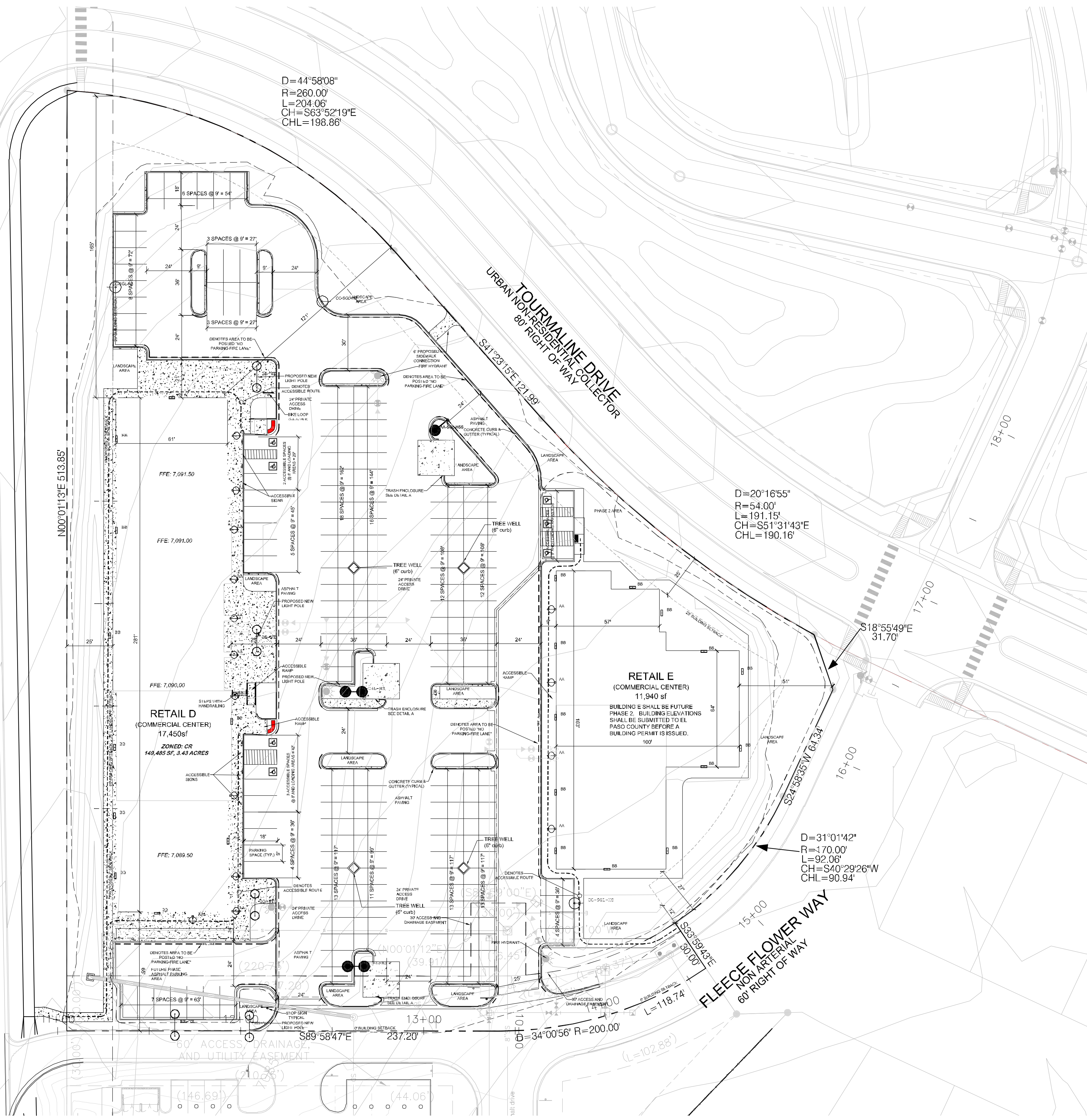
area	3.43ac	commercial center
proposed use		
bldg area	29,390sf	
max. bldg height	45'	
prop. bldg height	44'	
bldg setbacks		
front	25'	
side	25'	
rear	25'	
%lot coverage		
bldgs	20% (29,390sf)	
impervious	43% (64,383sf)	
landscaping	37% (55,112sf)	

PARKING	use	retail D commercial center	retail E commercial center
	bldg area	17,450sf	11,940sf
LOT INFO	ratio	1/250sf	1/250sf
	required (incl h/c)	70 (incl 3h/c)	47 (incl 3h/c)
	provided	99 (incl 3h/c)	47 (incl 3h/c)



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

MERIDIAN ROAD
 MAJOR ARTERIAL
 135' RIGHT OF WAY



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'

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



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: 11/29/2018
 Checked by: URM
 Date: 11/29/2018

DRAWING NO.
1
 SITE DEVELOPMENT PLAN