

THE SHOP'S AT MERIDIAN RANCH

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



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

Shop's @ Meridian Ranch

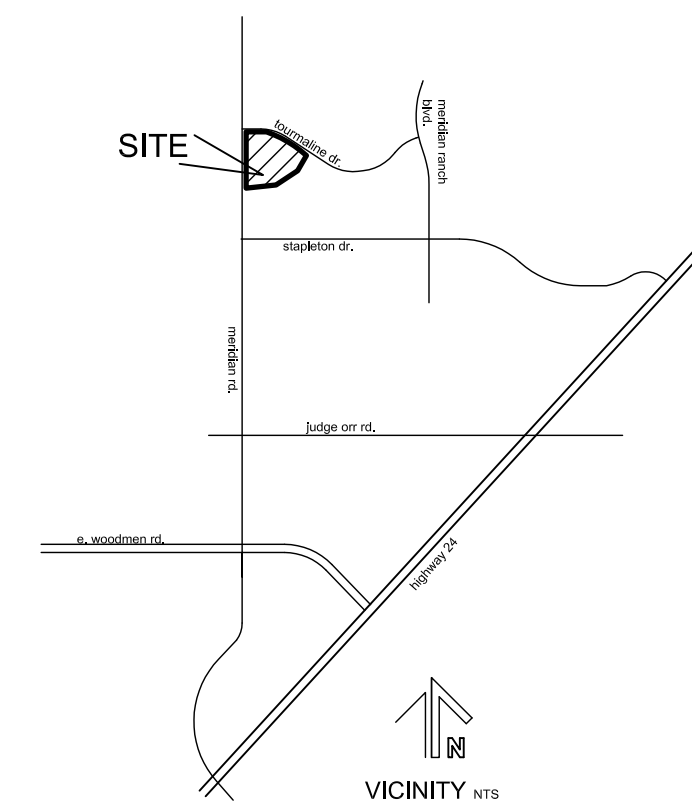
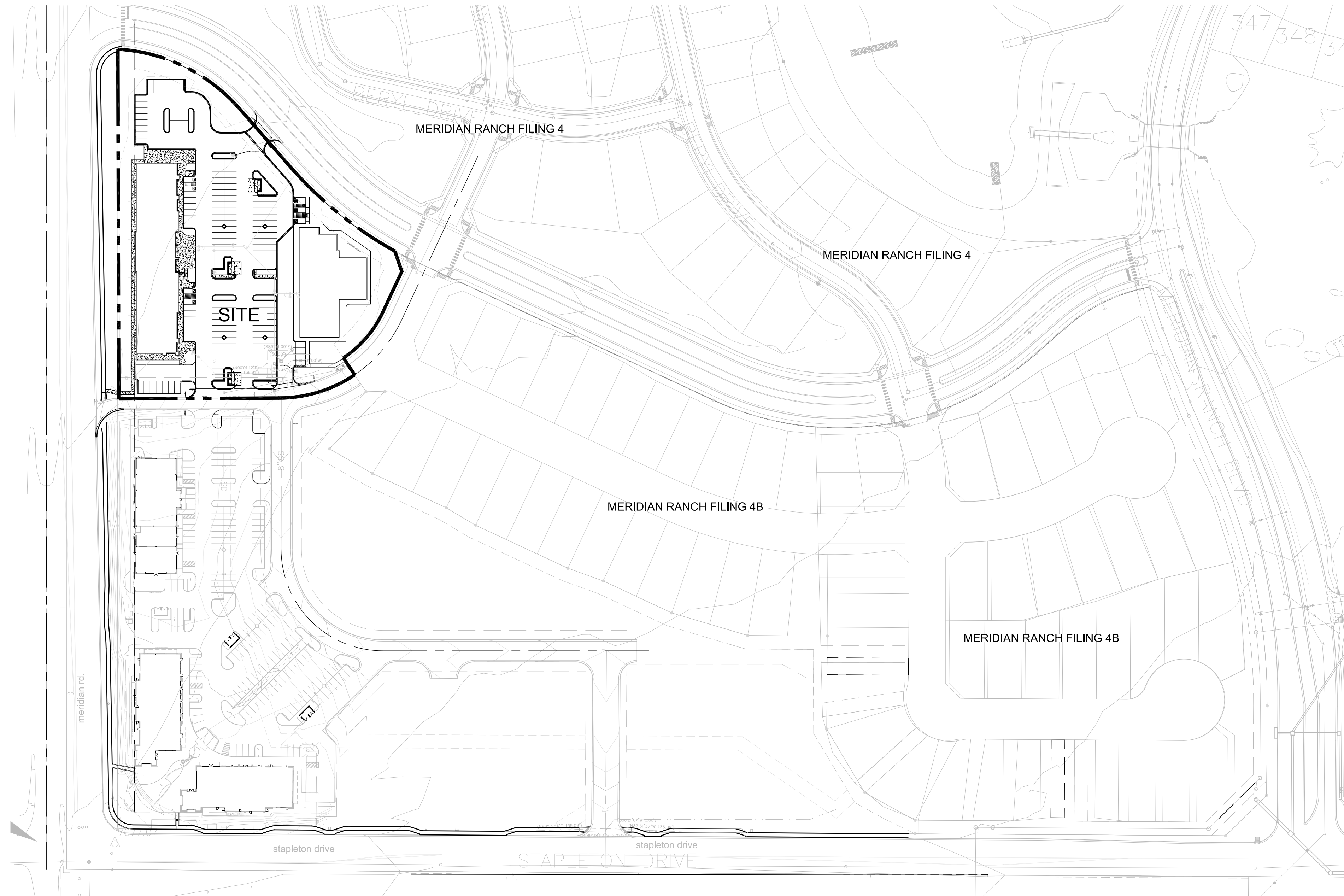
Site Development Plan

Meridian Road
Falcon, CO

Job No. 15,115
Directory Planning
File Site development plan 10-1-18
Drawn By DBN
Date 6/22/2018
Revised 10/4/2018

DRAWING NO.

COVER
SITE DEVELOPMENT
PLAN

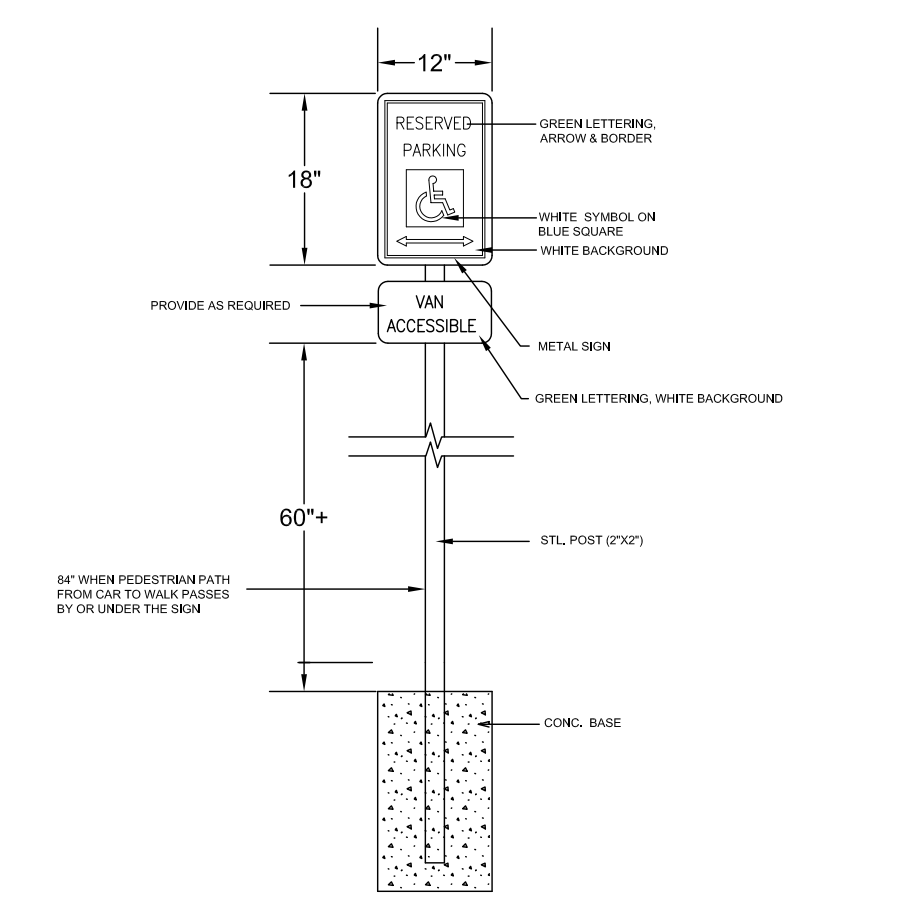
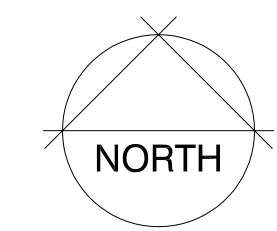
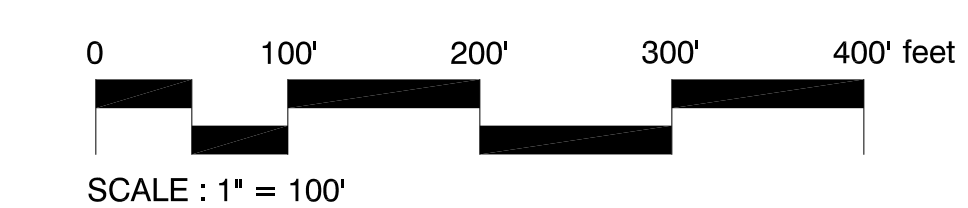


LEGAL:
THE SHOPS AT MERIDIAN RANCH FILING NO. 1 LOT 4
SITE DATA

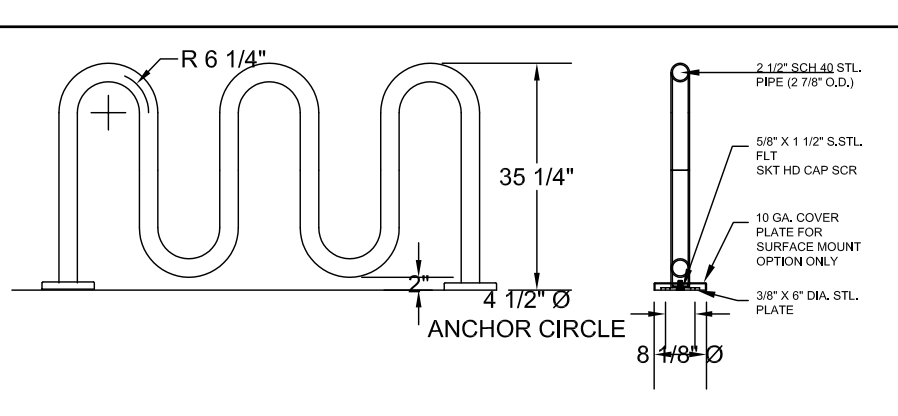
tax schedule no.:	4230319054
area	3.43ac
ex zone	n/a
proposed zone	CR
ex use	vacant
proposed use	commercial center
master plan	Falcon/Peyton Small Area Plan
development schedule	SPRING 2019

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

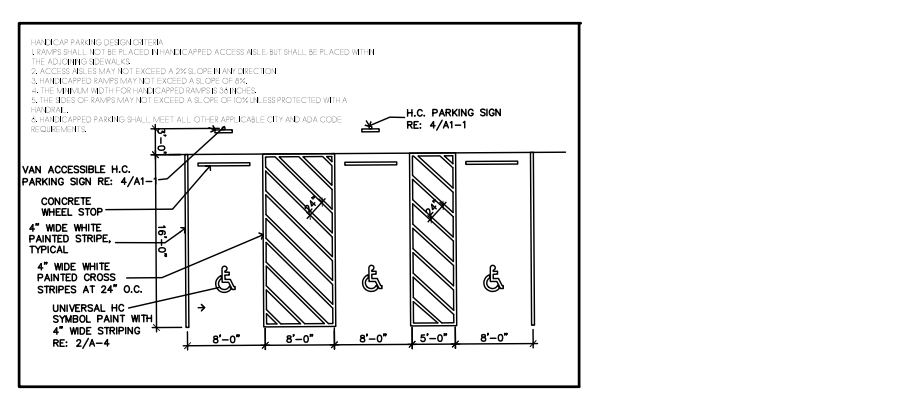
use	retail D commercial center	retail E commercial center
bldg area	17,450sf	11,940sf
ratio	1/250sf	1/250sf
required (incl h/c)	70 (incl 3h/c)	47 (incl 3h/c)
provided	99 (incl 5h/c)	47 (incl 3h/c)



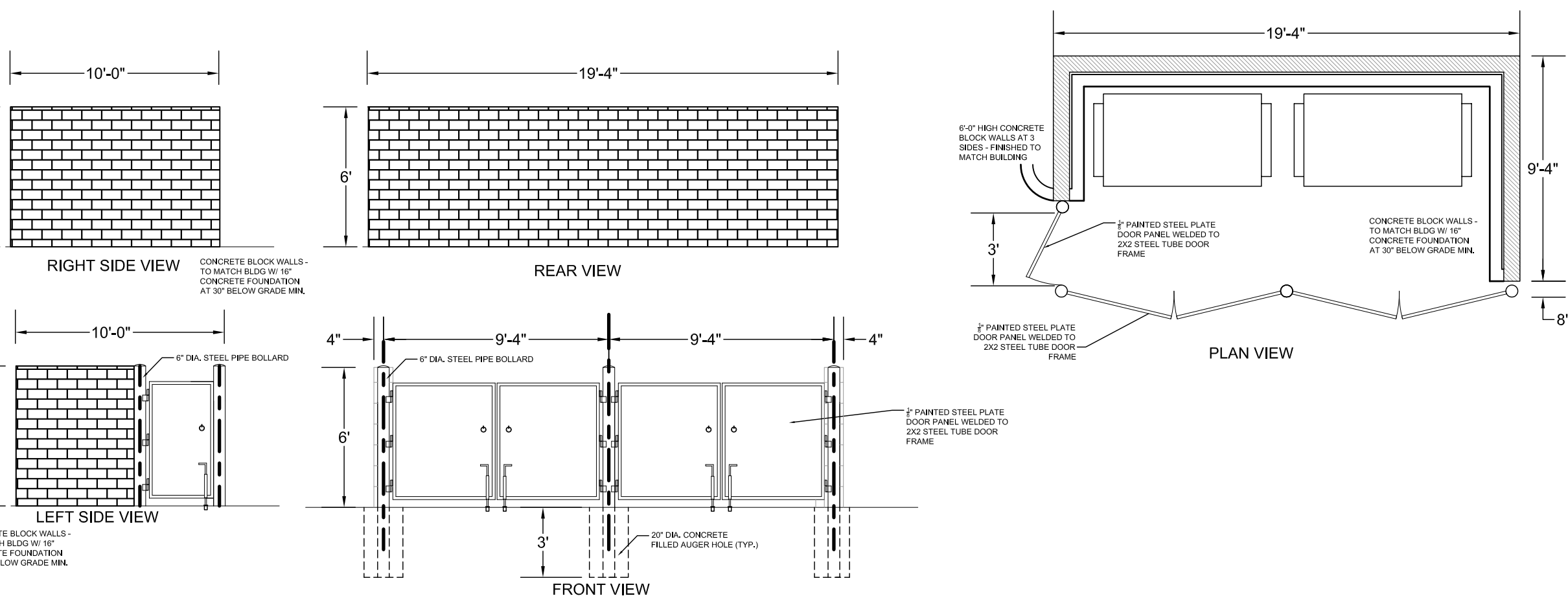
A ACCESSIBLE SIGNAGE DETAIL
N.T.S.



B BIKE LOOP
N.T.S.



C TYPICAL HANDICAP PARKING DETAIL
N.T.S.



D TRASH ENCLOSURE
N.T.S.

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 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.....	
6.....	
7.....	
8.....	

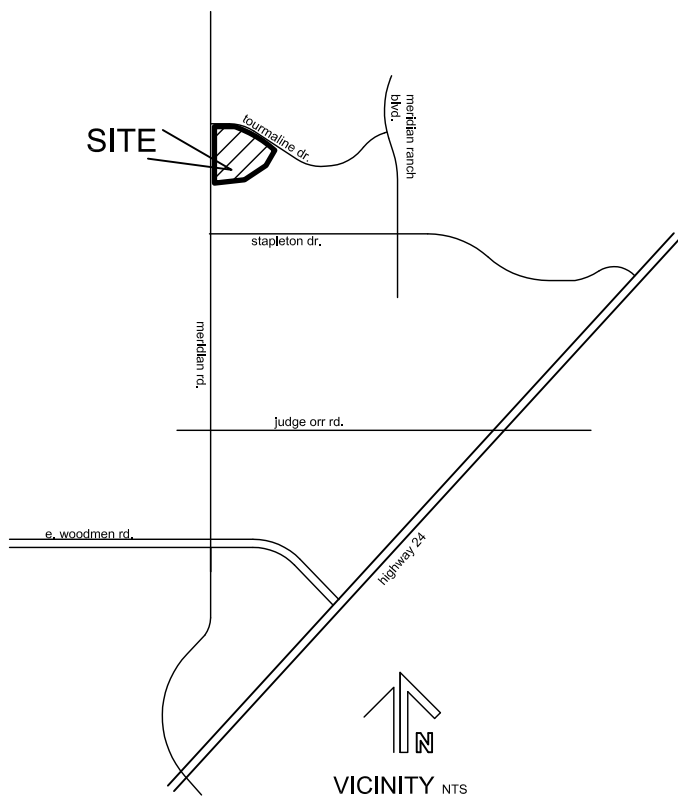
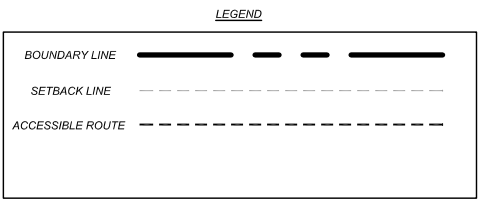
OWNER INFO

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

FILE NUMBER: PPR18033

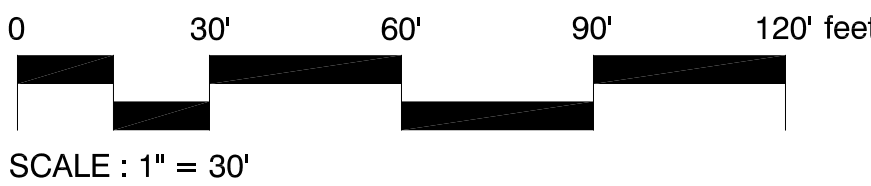
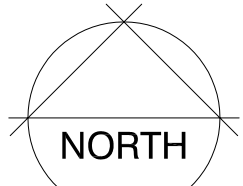
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YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

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Structural: Electrical: Mechanical: Plumbing:

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Meridian Road
Falcon, CO

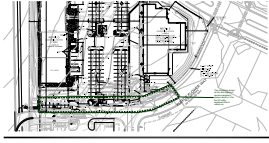
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FILE NUMBER: PPR18033

Markup Summary

dsdkendall (1)



Subject: Cloud+
Page Label: 2
Lock: Locked
Author: dsdkendall
Date: 11/13/2018 3:08:26 PM
Color: ■

This should be shown as the drainage and access easement, please identify it like the 30' utility easement that is called out.