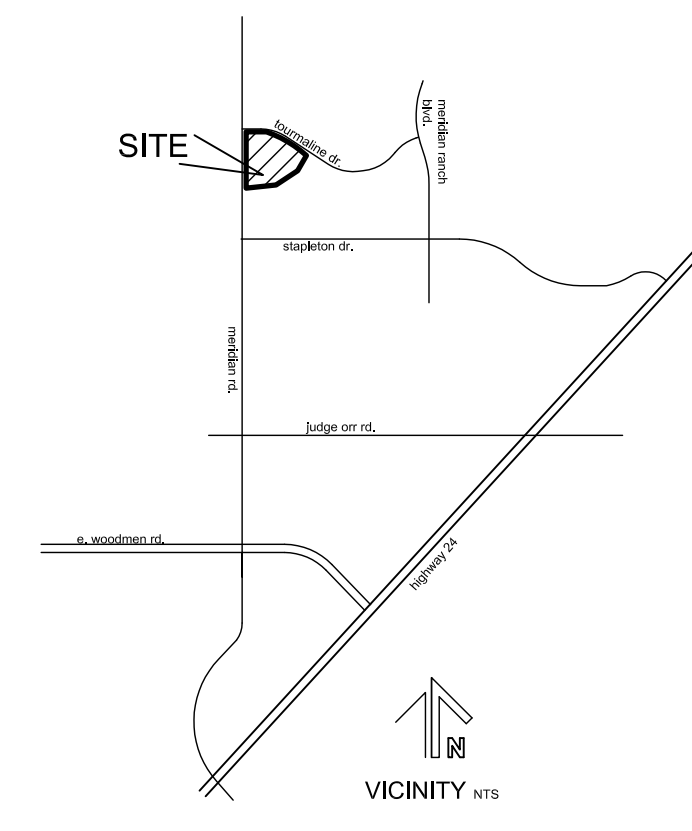
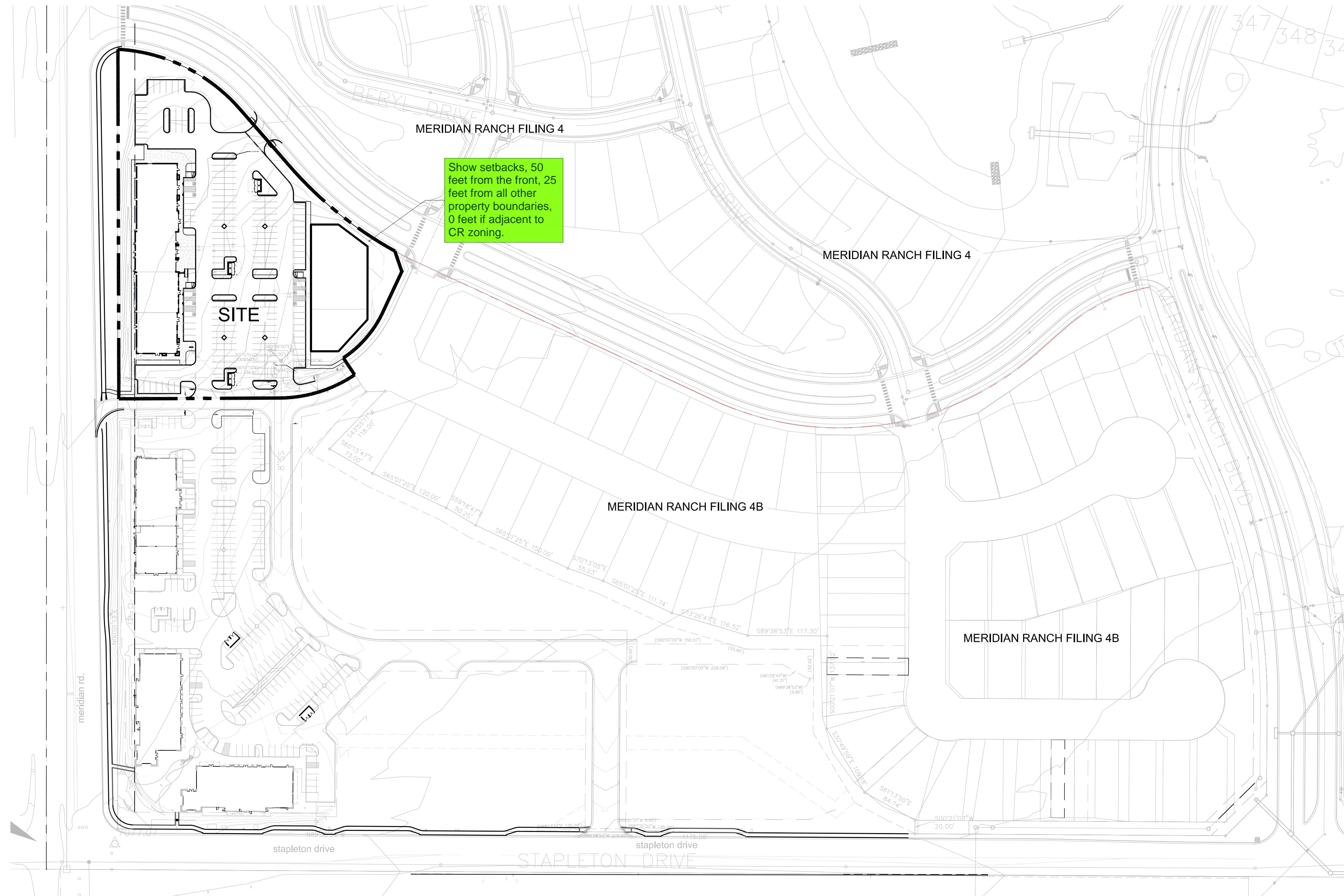


THE SHOP'S AT MERIDIAN RANCH

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



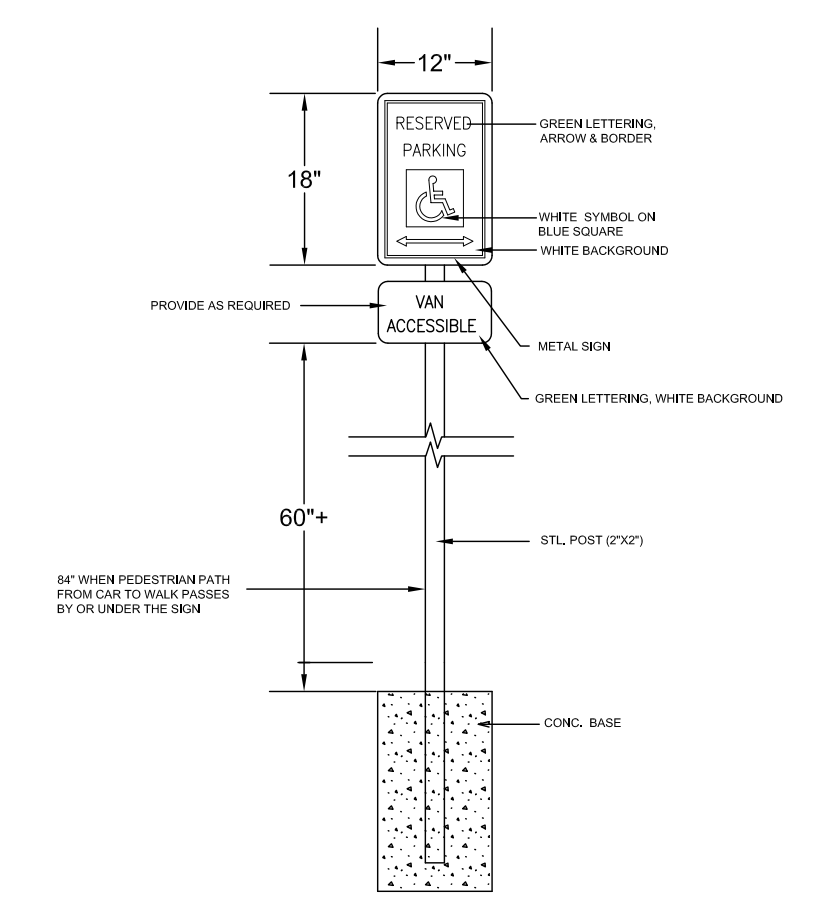
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 THE SHOPS AT MERIDIAN RANCH FILING NO. 1 LOT 4

SITE DATA

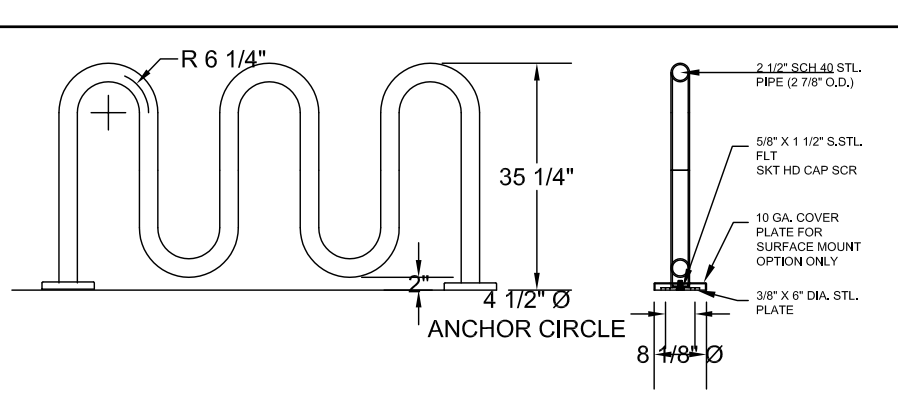
tax schedule no.:	4230319054
area	3.43ac
ex zone	n/a
proposed zone	CR
ex use	vacant
proposed use	commercial center
master plan	Falcon/Peyton Small Area Plan
development schedule	SPRING 2019

LOT INFO

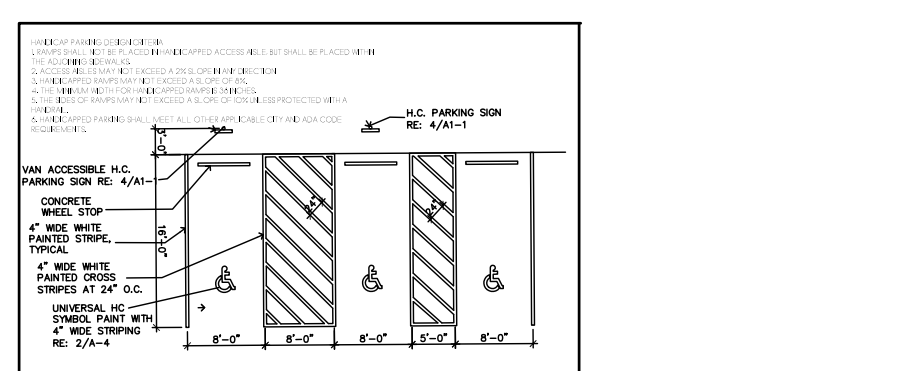
area	3.43ac
proposed use	commercial center
bldg area	31,406sf
max. bldg height	45'
prop. bldg height	44'
bldg setbacks	
front	50'
side	25'
rear	25'
%lot coverage	
bldgs	21% (31,406sf)
impervious	49% (73,361sf)
landscaping	30% (44,520sf)



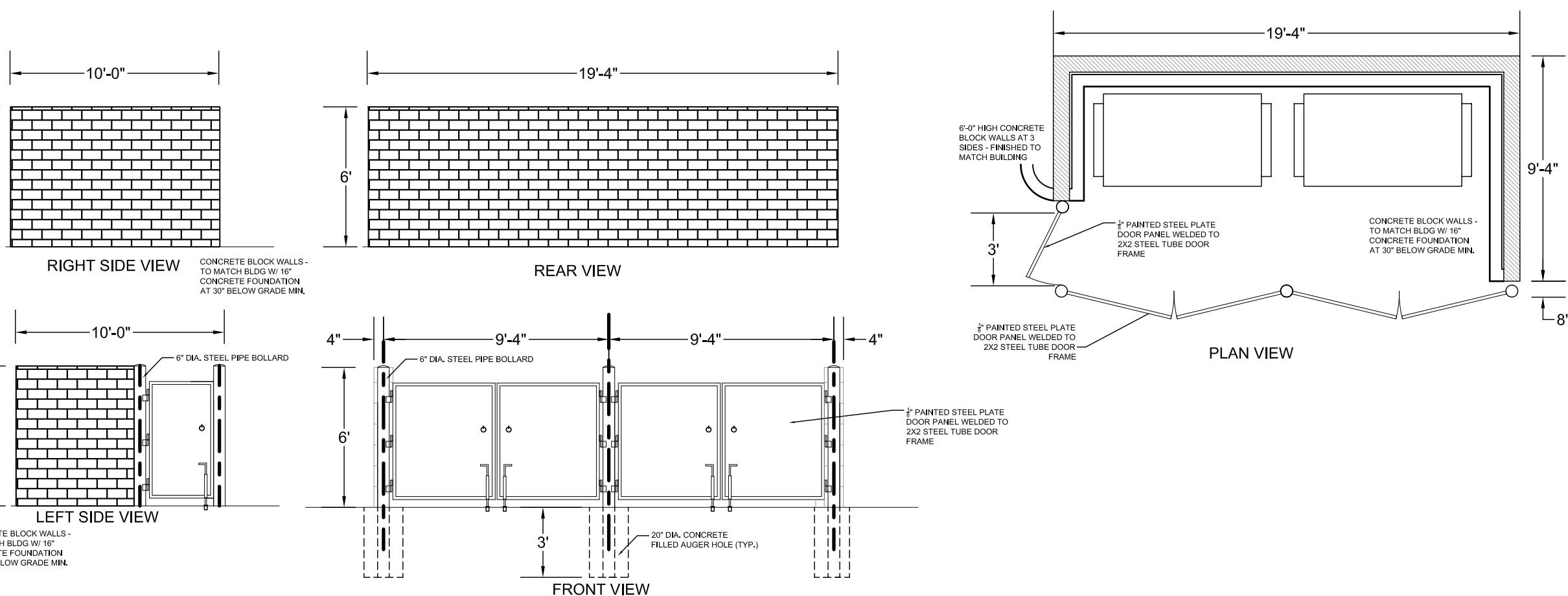
A ACCESSIBLE SIGNAGE DETAIL
 N.T.S.



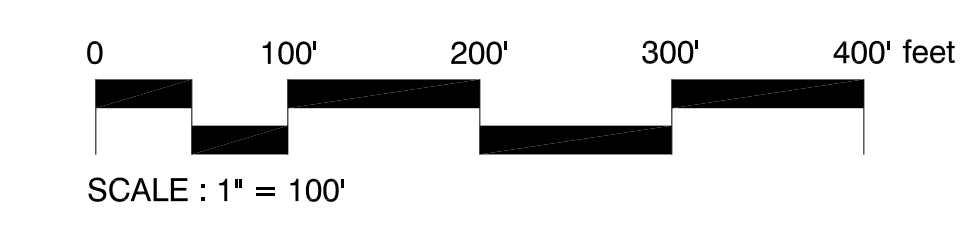
B BIKE LOOP
 N.T.S.



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 92138
phone no	
previous co. file no:	
approved co. file no:	

Add File
 "PPR18033"

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

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

Job No. 18,115
 Directory Planning
 File Site development plan 6-6-18
 Drawn By DEN
 Date 6/22/2018
 Revised

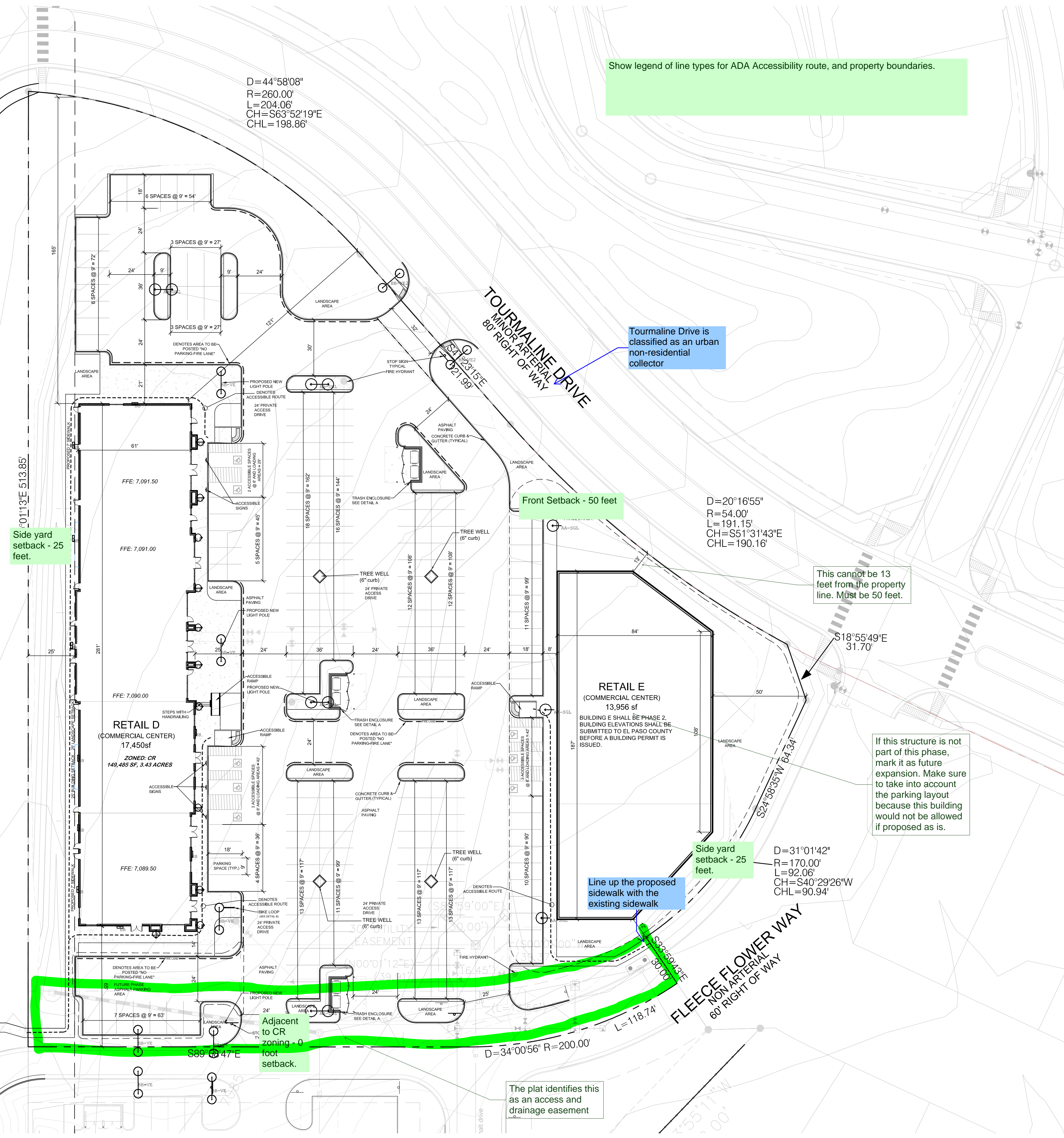
DRAWING NO.
COVER
 SITE DEVELOPMENT
 PLAN

THE SHOP'S AT MERIDIAN RANCH

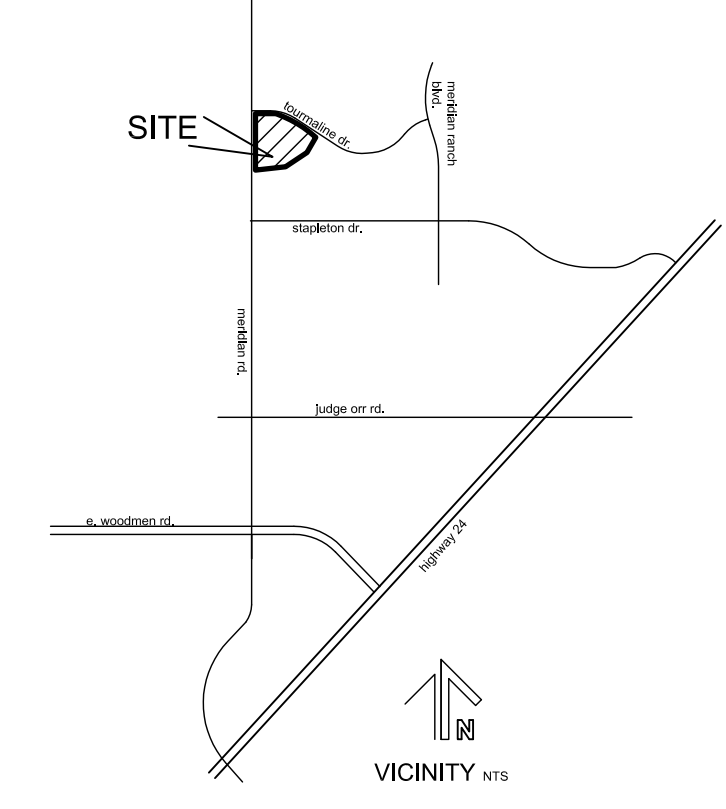
FILING NO. 1, LOT 4
 SITE DEVELOPMENT PLAN
 EL PASO COUNTY, COLORADO.
 FALCON, COLORADO



MERIDIAN ROAD
 MAJOR ARTERIAL
 135' RIGHT OF WAY



Show legend of line types for ADA Accessibility route, and property boundaries.



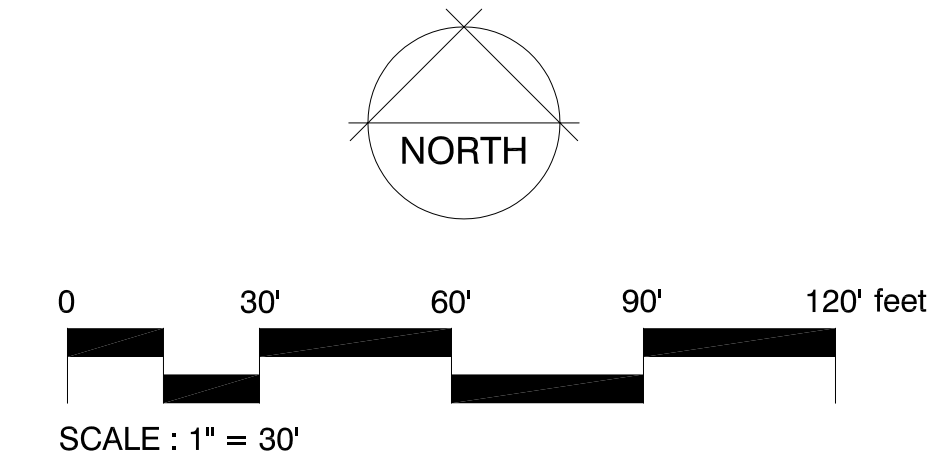
LEGAL:
 THE SHOPS AT MERIDIAN RANCH LOT 4 FILING NO. 1

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

LOT INFO

proposed use	3.43ac commercial center
bldg area	31,406sf
max. bldg height	45'
prop. bldg height	44'
bldg setbacks	
front	50'
side	25'
rear	25'
%lot coverage	
bldgs	21% (31,406sf)
impervious	49% (73,361sf)
landscaping	30% (44,520sf)
use	retail D commercial center retail E commercial center
bldg area	17,450sf 13,956sf
ratio	1/250sf 1/250sf
required (incl h/c)	70 (incl 3h/c) 56 (incl 3h/c)
provided	99 (incl 3h/c) 74 (incl 3h/c)



OWNER INFO

company name SHOPS AT MERIDIAN RANCH LLC
 address P.O. BOX 80036
 city/state SAN DIEGO CA 92138
 phone no

previous co. file no:
 approved co. file 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. 15-115
 Directory Planning
 File Site development plan 6-4-18
 Drawn By DBN
 Date 6/22/2018
 Revised

DRAWING NO.
1
 SITE DEVELOPMENT PLAN

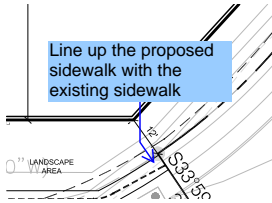
Markup Summary

dsdgrimm (3)

Add File
"PPR18033"

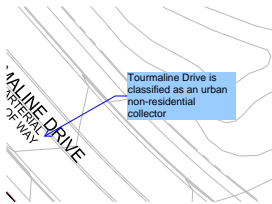
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Page Label: 1
Author: dsdgrimm
Date: 8/2/2018 11:12:38 AM
Color: ■

Add File "PPR18033"



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Page Label: 2
Author: dsdgrimm
Date: 8/6/2018 4:06:51 PM
Color: ■

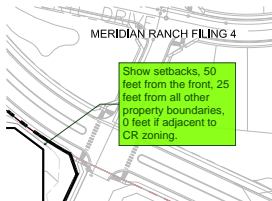
Line up the proposed sidewalk with the existing sidewalk



Subject: Engineer
Page Label: 2
Author: dsdgrimm
Date: 8/6/2018 4:14:29 PM
Color: ■

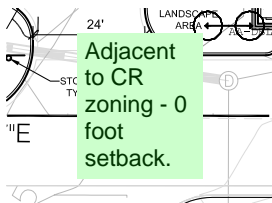
Tourmaline Drive is classified as an urban non-residential collector

dsdkendall (10)



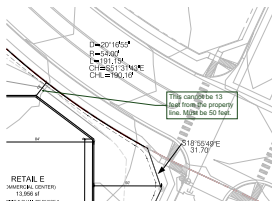
Subject: Callout
Page Label: 1
Author: dsdkendall
Date: 8/8/2018 10:11:55 AM
Color: ■

Show setbacks, 50 feet from the front, 25 feet from all other property boundaries, 0 feet if adjacent to CR zoning.



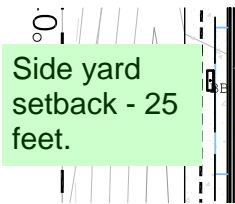
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Page Label: 2
Author: dsdkendall
Date: 8/8/2018 10:11:58 AM
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Adjacent to CR zoning - 0 foot setback.



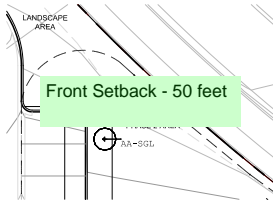
Subject: Callout
Page Label: 2
Author: dsdkendall
Date: 8/8/2018 10:12:00 AM
Color: ■

This cannot be 13 feet from the property line. Must be 50 feet.



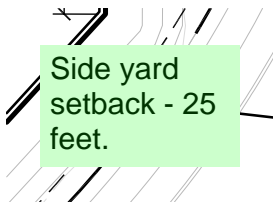
Subject: Text Box
Page Label: 2
Author: dsdkendall
Date: 8/8/2018 10:12:04 AM
Color: ■

Side yard setback - 25 feet.



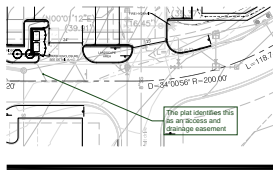
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Page Label: 2
Author: dsdkendall
Date: 8/8/2018 10:12:06 AM
Color: ■

Front Setback - 50 feet



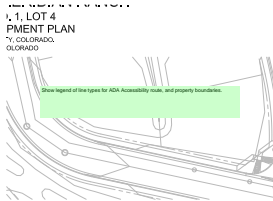
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Page Label: 2
Author: dsdkendall
Date: 8/8/2018 10:12:08 AM
Color: ■

Side yard setback - 25 feet.



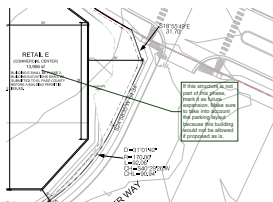
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Date: 8/8/2018 10:12:10 AM
Color: ■

The plat identifies this as an access and drainage easement



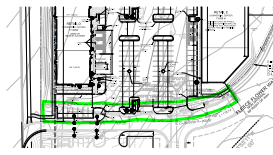
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Page Label: 2
Author: dsdkendall
Date: 8/8/2018 10:12:13 AM
Color: ■

Show legend of line types for ADA Accessibility route, and property boundaries.



Subject: Callout
Page Label: 2
Author: dsdkendall
Date: 8/8/2018 10:12:16 AM
Color: ■

If this structure is not part of this phase, mark it as future expansion. Make sure to take into account the parking layout because this building would not be allowed if proposed as is.



Subject: Highlight
Page Label: 2
Author: dsdkendall
Date: 8/8/2018 9:53:43 AM
Color: ■