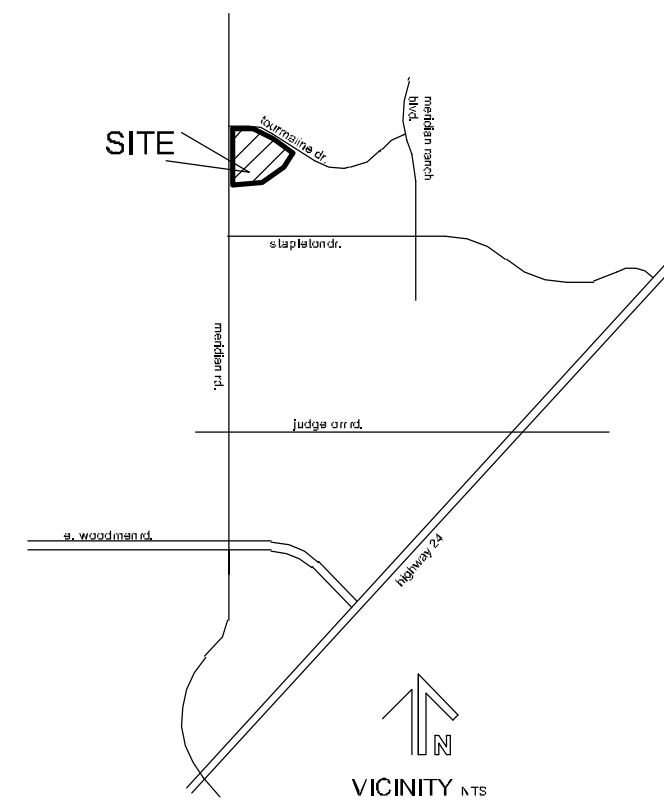
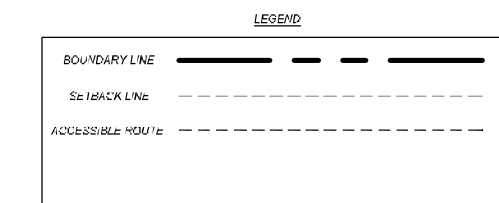


THE SHOP'S AT MERIDIAN RANCH

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

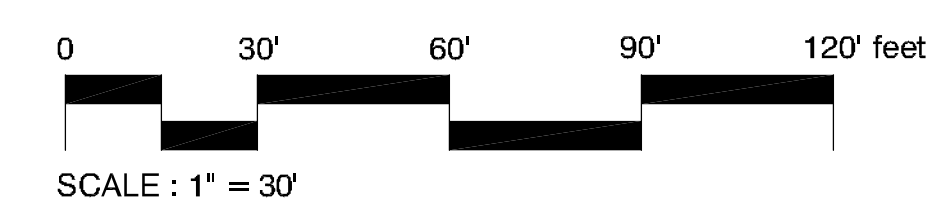
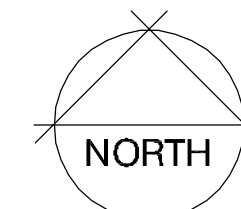
tax schedule no.:	4230319054
area	3.43ac
ex zone	n/a
proposed zone	CR
ex use	vacant
proposed use	commercial center
master plan development schedule	Falcon/Peyton Small Area Plan SPRING 2019

LOT INFO

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% (55,712sf)	

PARKING

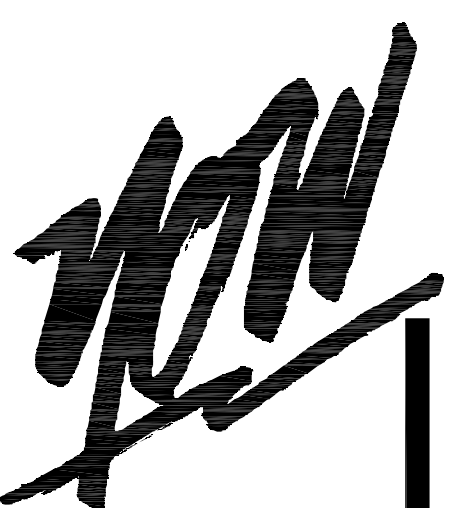
	retail D commercial center	retail E commercial center
bldg area	17,450sf	11,940sf
ratio	1/250sf	1/250sf
required (incl h/c)	70 (incl 3h/c)	47 (incl 3h/c)
provided	99 (incl 3h/c)	47 (incl 3h/c)



SCALE: 1" = 30'

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

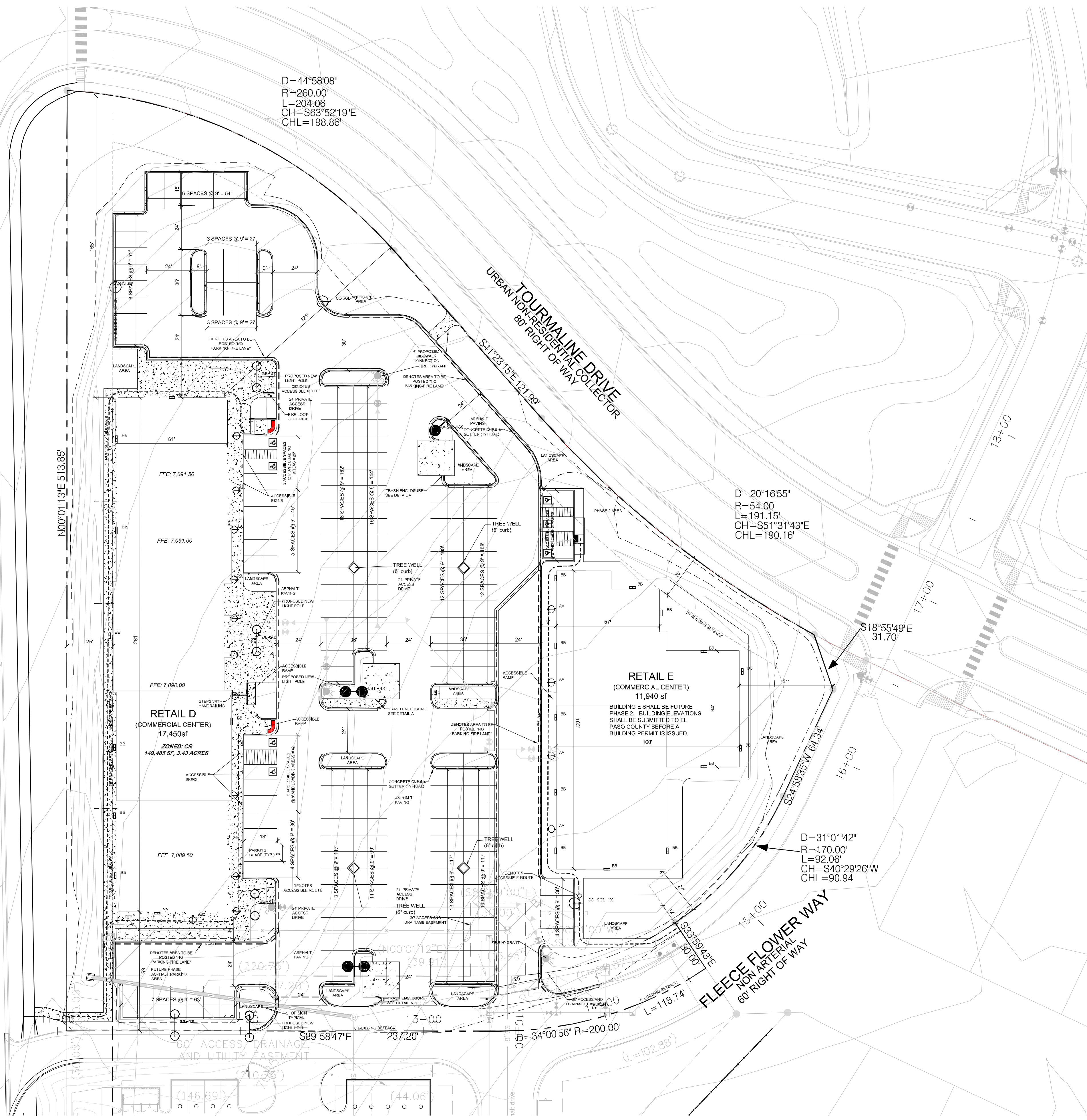
Structural:
Electrical:
Mechanical:
Plumbing:

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

Job No.	16.115
Discipline	Planning
File	Site development plan 4-8-19
Drawn by	UNR
Date	8/22/2018
Revised	1/24/2019
	4/8/2019

DRAWING NO.
1
 SITE DEVELOPMENT PLAN

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'

FLEECE FLOWER WAY
 NON ARTERIAL
 60' RIGHT OF WAY

60' ACCESS, DRAINAGE,
 AND UTILITY EASEMENT