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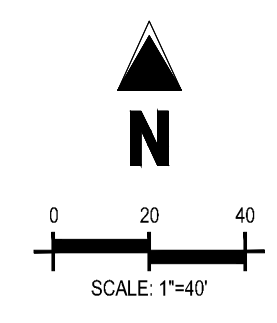


SITE DEVELOPMENT PLAN
MERIDIAN STORAGE
M.D. ROOFING
PPR23XX

MERIDIAN ROAD & OWL PLACE
EL PASO COUNTY, FALCON, CO 80931

#	Date	Issue / Description	Init.

Project No:	MRS01
Drawn By:	ASA
Checked By:	BAS
Date:	09/08/2023



SITE LEGEND

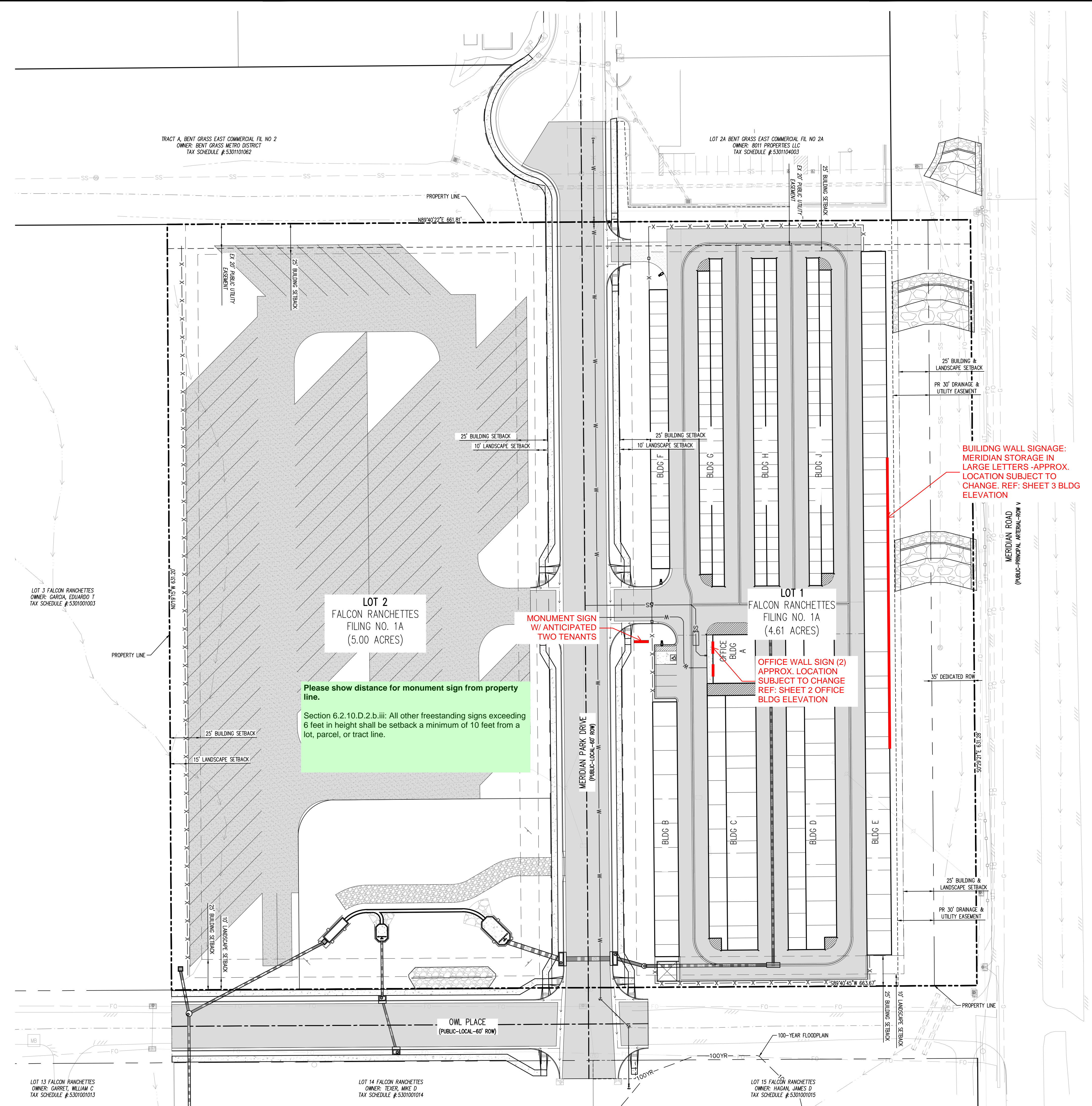
- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED SWALE LINE
- EXISTING SWALE LINE
- 100YR FLOODPLAIN BOUNDARY
- PARKING STALL COUNT
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUARDRAIL
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF ASPHALT
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED GRAVEL PER EDM TABLE D-7
- RIPRAP OUTFALL PADS
- 12" CLASS 6 AGGREGATE BASE COURSE OR CRUSHED FINES OVER COMPACTED SUBGRADE
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED BOLLARDS

PAVING LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED ASPHALT PAVING

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIBER OPTIC LINE
- EXISTING FIBER OPTIC STRUCTURES
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE



BUILDING WALL SIGNAGE:
MERIDIAN STORAGE IN LARGE LETTERS -APPROX. LOCATION SUBJECT TO CHANGE. REF: SHEET 3 BLDG ELEVATION

MONUMENT SIGN W/ ANTICIPATED TWO TENANTS

OFFICE WALL SIGN (2) APPROX. LOCATION SUBJECT TO CHANGE REF: SHEET 2 OFFICE BLDG ELEVATION


Please show distance for monument sign from property line.
Section 6.2.10.D.2.b.iii: All other freestanding signs exceeding 6 feet in height shall be setback a minimum of 10 feet from a lot, parcel, or tract line.

NOTES

1. 1500 GALLON SEPTIC TANK TO BE INSTALLED IF THE DEVELOPMENT TO THE SOUTH IS NOT COMPLETED BY THE TIME CONSTRUCTION BEGINS. ONCE THE FUTURE WASTEWATER MAIN IN MERIDIAN PARK DRIVE IS COMPLETE, THE SEPTIC TANK WILL BE REMOVED AND THE WASTEWATER SERVICE WILL EXTEND AND TAP INTO SAID WASTEWATER MAIN.

CAUTION - NOTICE TO CONTRACTOR

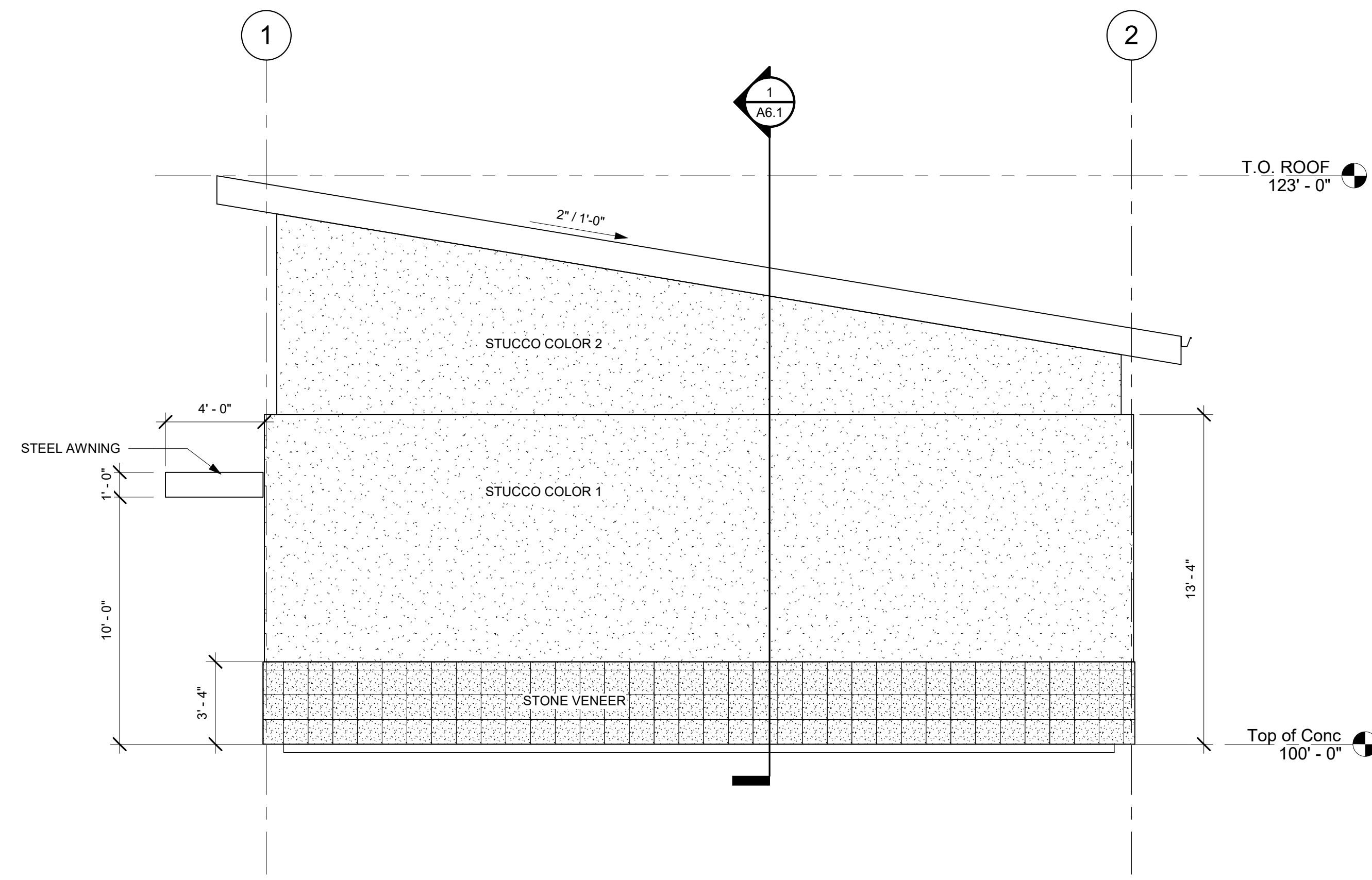
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



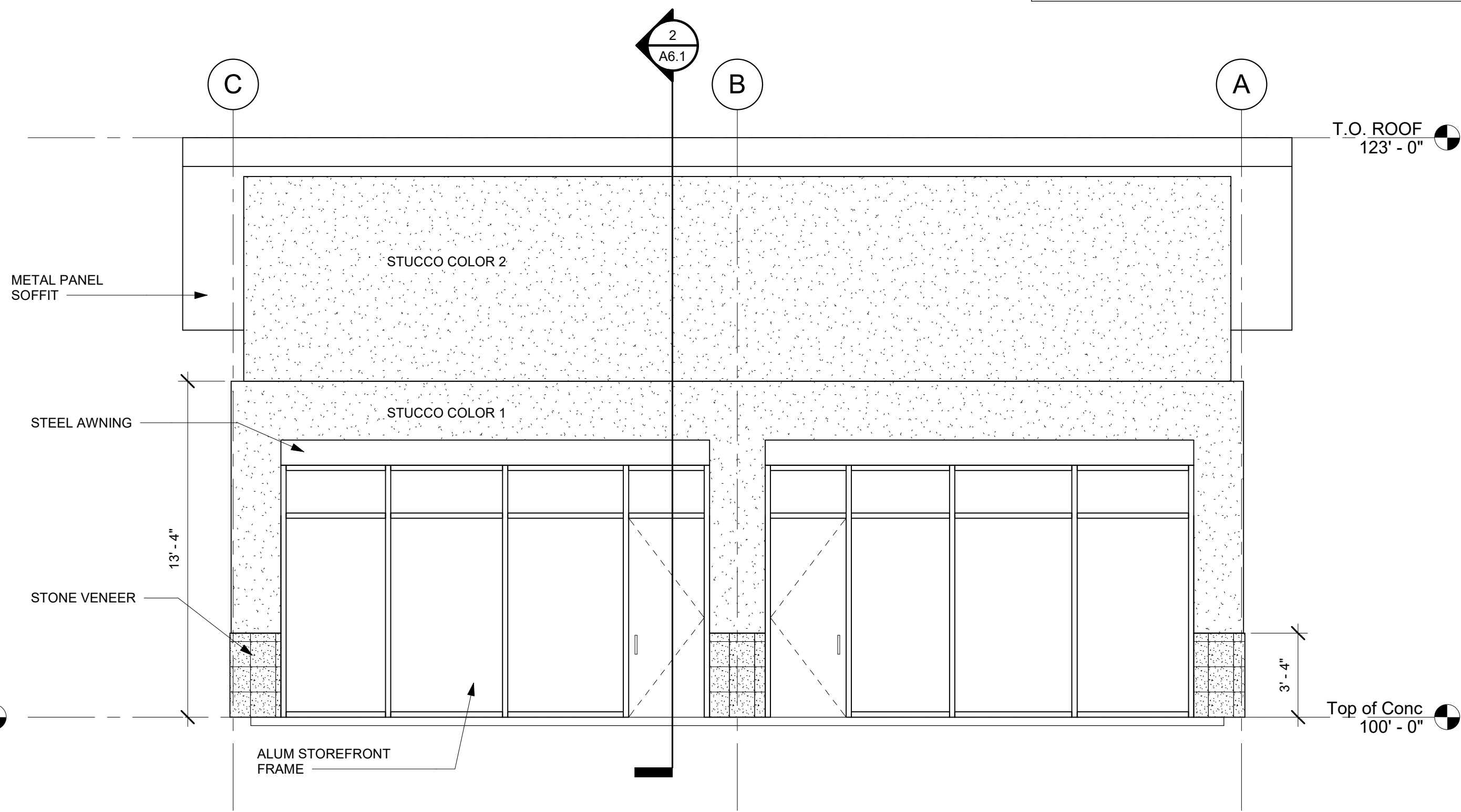
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POINTING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



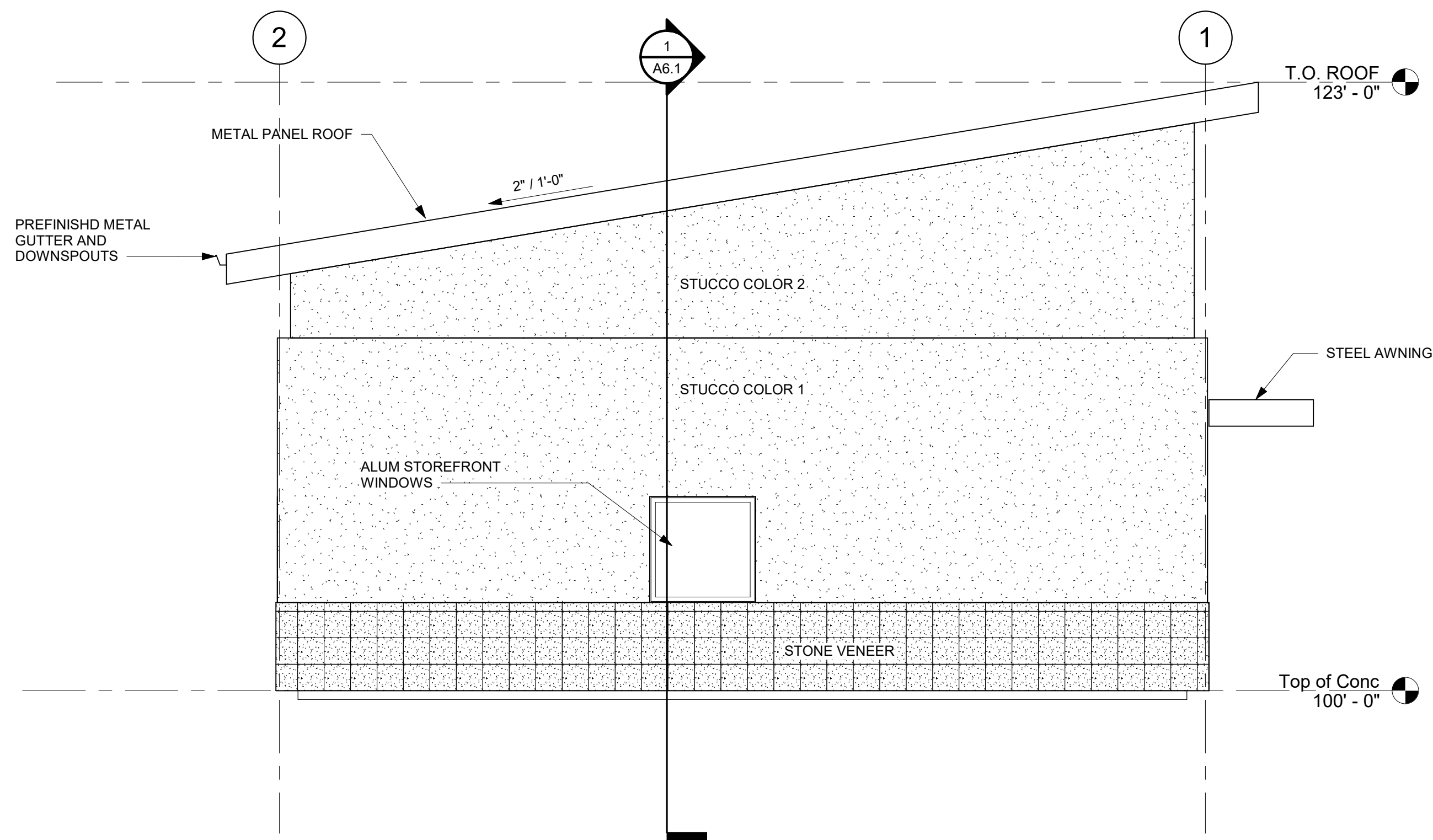
MATERIAL COLOR PALETTE
- METAL ROOF PANEL - RED
- METAL SOFFIT PANEL - RED
- METAL TRIM - RED
- STEEL AWNING - RED
- ALUMINUM STOREFRONT FRAMES - CLEAR ANODIZED
- WINDOWS - CLEAR ANODIZED
- STUCCO COLOR 1 - DARK CHARCOAL
- STUCCO COLOR 2 - BEIGE COLORS
- STONE - TAN COLOR RANGE
- ROOF PANELS - SIGNATURE 200 METAL PANEL BY P.E.M.B.



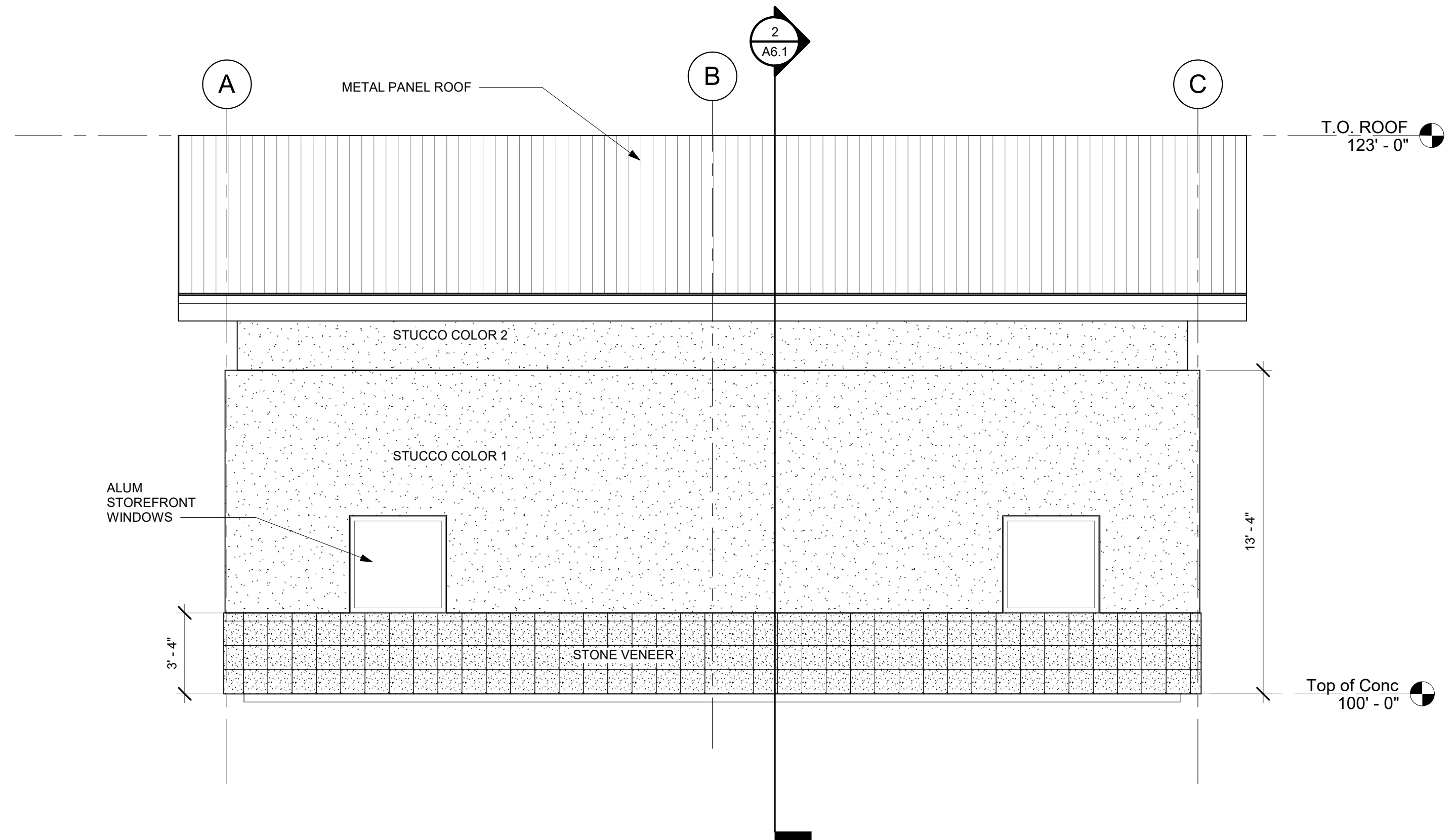
④ South Elevation
1/4" = 1'-0"



② West Elevation
1/4" = 1'-0"



⑤ North Elevation
1/4" = 1'-0"



① East Elevation
1/4" = 1'-0"

YOW Architects PC
Architecture & Planning

115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule

NOT FOR CONSTRUCTION

Meridian Self Storage Facility -
OFFICE BUILDING A

DEVELOPMENT PLAN

Project Number
23.071

Date
9.7.2023

Drawn By
ATT
Checked By
YOW

A5.1
Building Elevations
Scale
1/4" = 1'-0"



YOW Architects PC

Architecture & Planning

115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule

NOT FOR CONSTRUCTION

Meridian Self Storage Facility -
TYPICAL EXTERIOR BUILDING

DEVELOPMENT PLAN

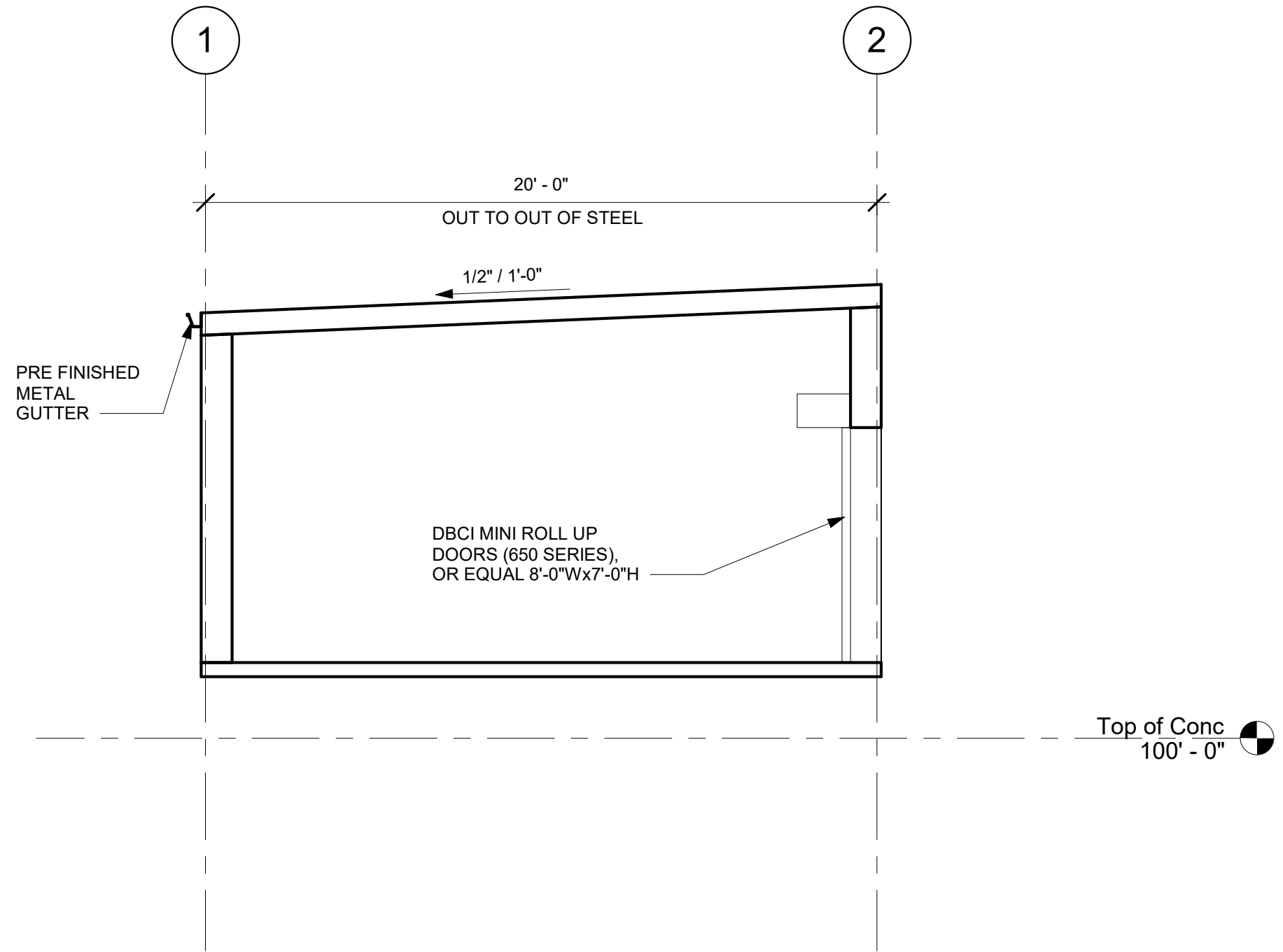
Project Number
23.071

Date
9.7.2023

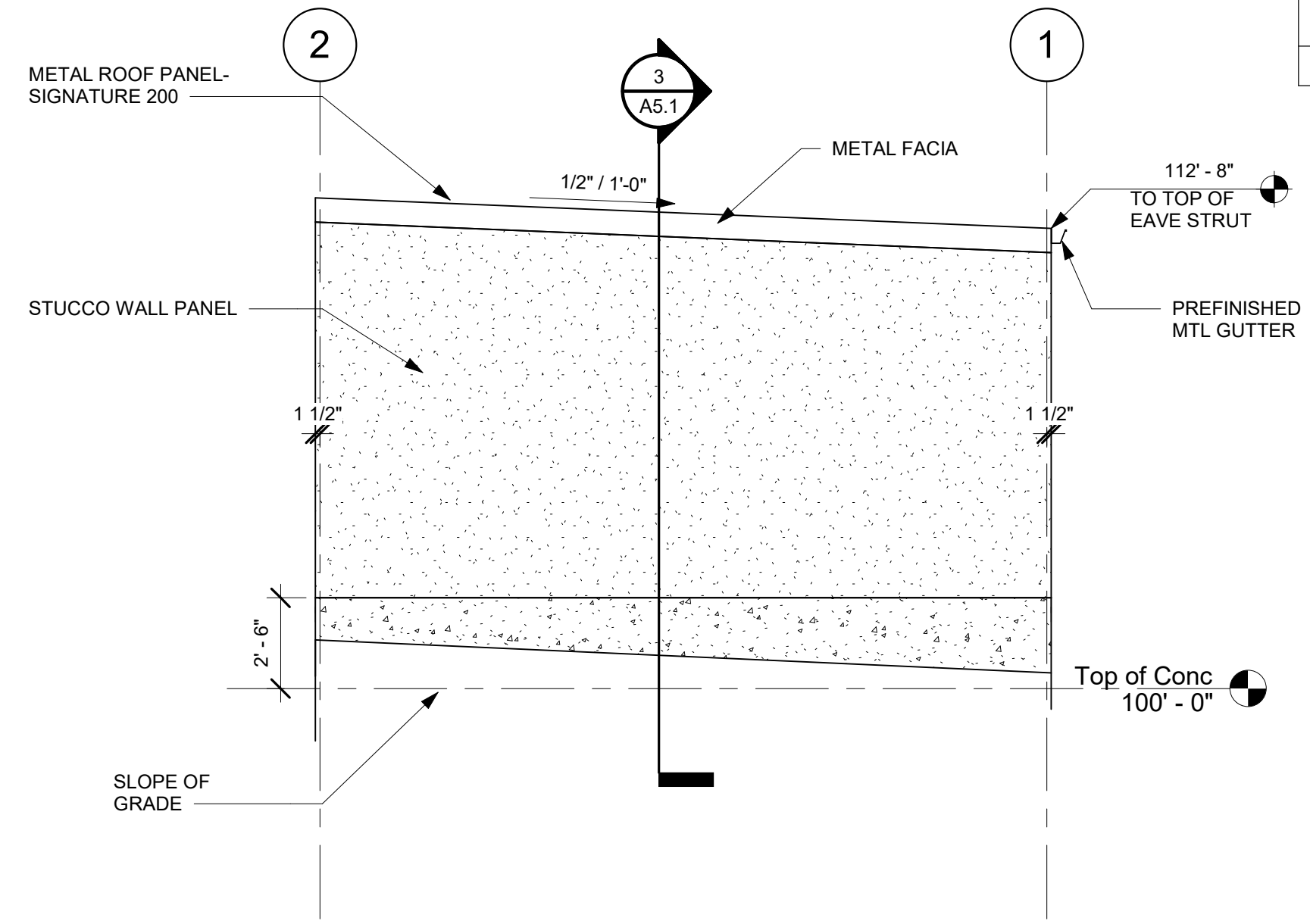
Drawn By
JB/ATT
Checked By
YOW

A5.1
Building Elevations & Sections
Scale
As indicated

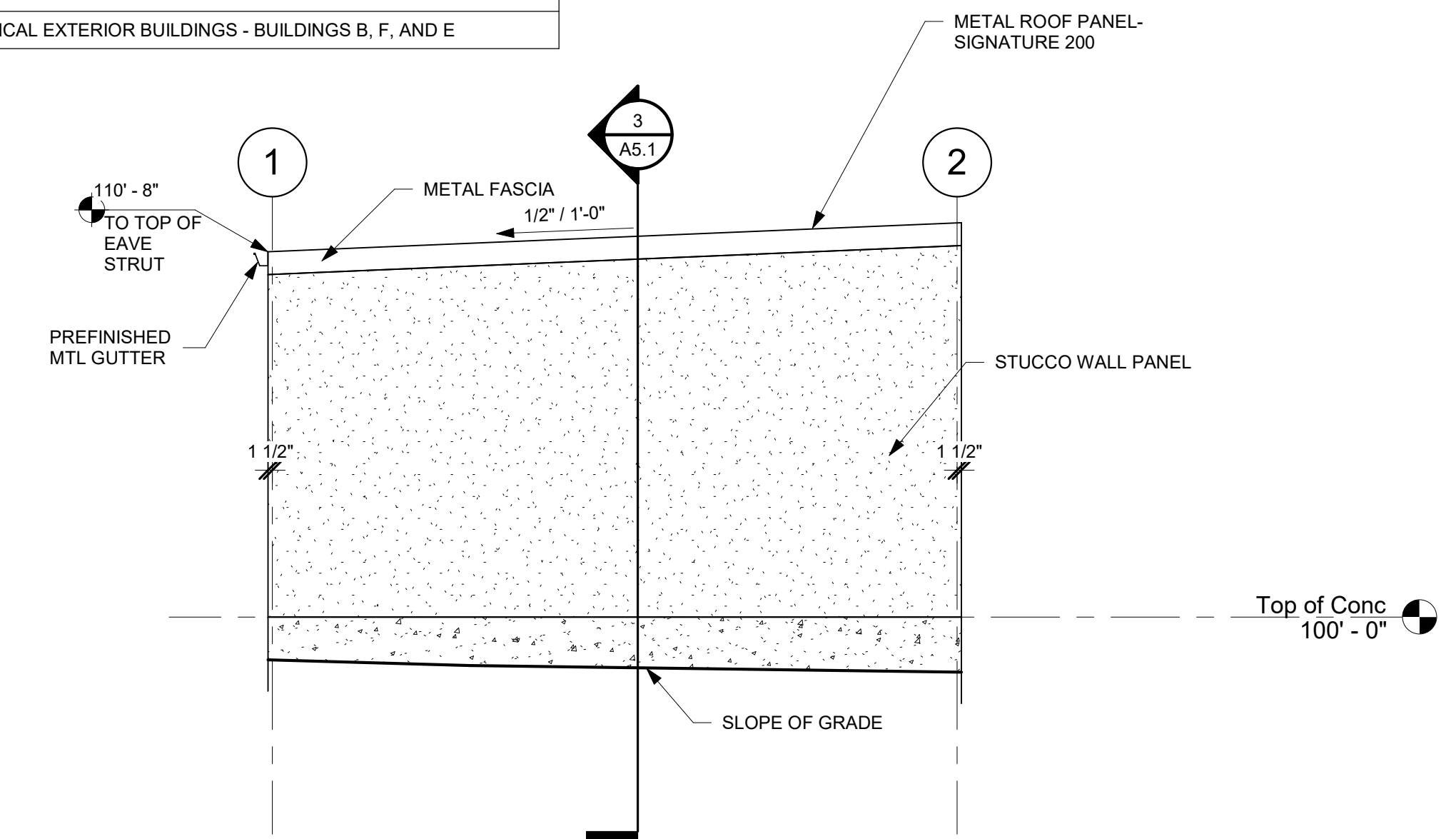
MATERIAL COLOR PALETTE
- WALL PANEL - WILL BE A STUCCO FINISH PANEL FROM THE P.E.M.B. SUPPLIER IN TAN/BEIGE COLOR RANGE
- METAL ROOF PANEL - DARK TAN/BEIGE COLOR RANGE
- METAL TRIM - DARK TAN COLOR RANGE
- GARAGE DOORS - RED
- ROOF METAL PANELS - SIGNATURE 200 METAL PANEL BY P.E.M.B.
- WALL PANELS - STUCCO FINISH PANEL BY P.E.M.B.
TYPICAL EXTERIOR BUILDINGS - BUILDINGS B, F, AND E



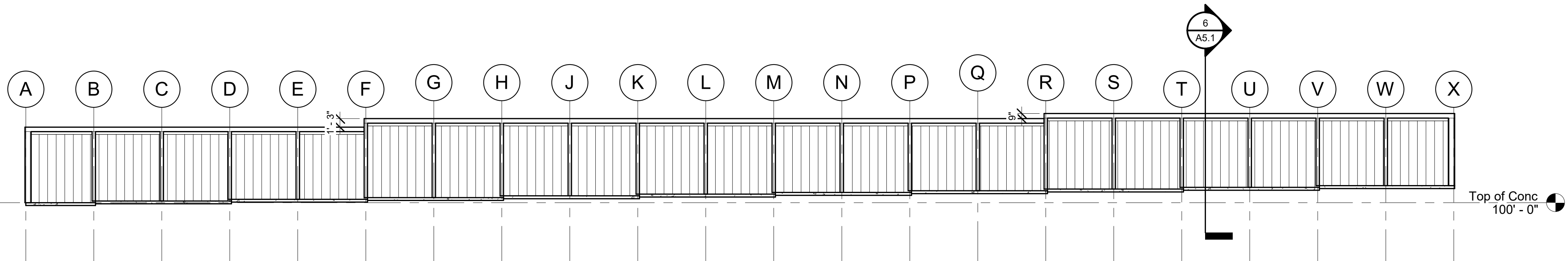
6 Building Section
1/4" = 1'-0"



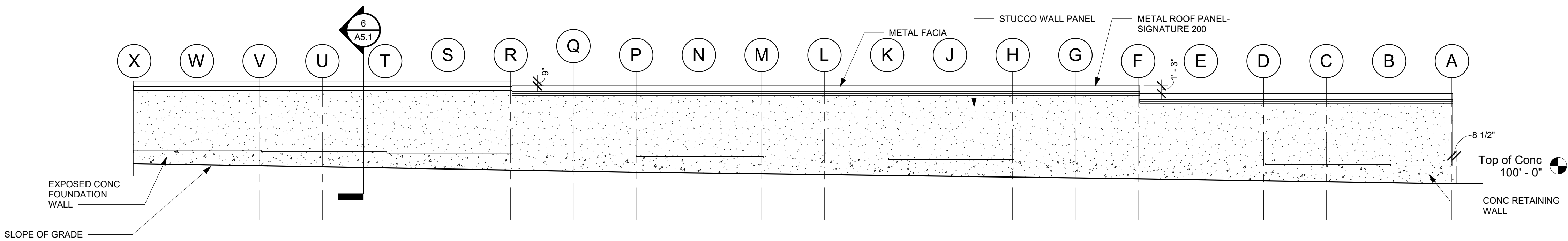
5 Side Wall Elevation - North
1/4" = 1'-0"



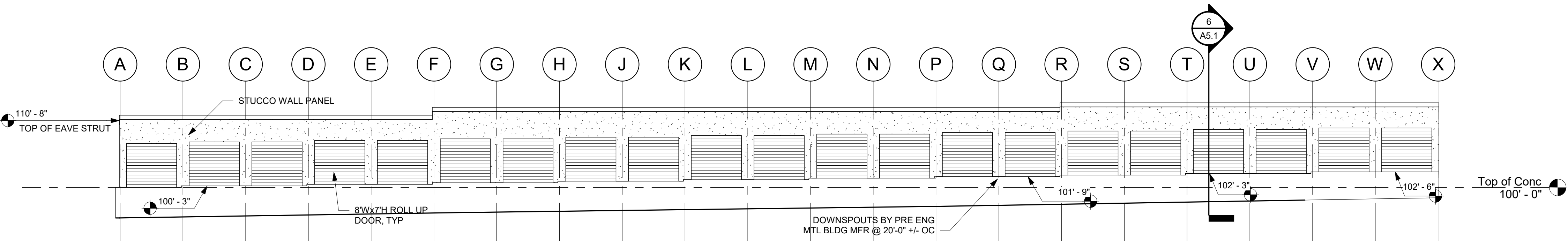
4 Side Wall Elevation - South
1/4" = 1'-0"



3 Building Section 1
3/32" = 1'-0"



2 Back Wall Elevation - Northwest
3/32" = 1'-0"



1 Front Wall Elevation - Southeast
3/32" = 1'-0"

9/7/2023 3:43:36 PM