

# MERIDIAN STORAGE, LLC

# MERIDIAN STORAGE

**FALCON RANCHETTES FILING NO. 1A, NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO  
STATE OF COLORADO, MERIDIAN ROAD & OWL PLACE**

## LANDSCAPE PLAN

### PPR2336

**PROJECT CONTACTS**

**PROPERTY OWNER**  
MIKE D TEKER  
11750 OWL PLACE  
PEYTON, CO 80831  
TELE: (719) 641-9261  
CONTACT: MIKE D TEKER  
EMAIL: MIKE.TEKER@GMAIL.COM

**APPLICANT**  
GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
TELE: (719) 900-7220  
CONTACT: CALEB JOHNSON  
EMAIL: CALEBJOHNSON@GALLOWAYUS.COM

**CIVIL ENGINEER**  
GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
TELE: (719) 900-7220  
CONTACT: BRADY SHYROCK, P.E.  
EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

**LANDSCAPE ARCHITECT**  
GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
TELE: (719) 900-7220  
CONTACT: JON ROMERO, PLA  
EMAIL: JONROMERO@GALLOWAYUS.COM

**SURVEYOR**  
GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
TELE: (719) 900-7220  
CONTACT: BILL BROOKS  
EMAIL: BILLBROOKS@GALLOWAYUS.COM

**CITY & UTILITY CONTACTS**

**WATER**  
WOODMEN HILLS METRO DISTRICT  
8046 EASTONVILLE ROAD  
FALCON, CO 80831  
TELE: (719) 495-2500  
CONTACT: CODY FRITZER  
EMAIL: CODY@WHMD.ORG

**WASTEWATER**  
WOODMEN HILLS METRO DISTRICT  
8046 EASTONVILLE ROAD  
FALCON, CO 80831  
TELE: (719) 495-2500  
CONTACT: CODY FRITZER  
EMAIL: CODY@WHMD.ORG

**ELECTRIC**  
MOUNTAIN VIEW ELECTRIC ASSOCIATION  
11140 E WOODMEN RD.  
FALCON, CO 80831  
TELE: (800) 388-8881  
CONTACT: GINA PERRY  
EMAIL: GINA.P@MVEA.COOP

**NATURAL GAS**  
COLORADO SPRINGS UTILITIES  
7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150  
COLORADO SPRINGS, CO 80947-2150  
(719) 888-5573  
CONTACT: HARRON CASSO  
EMAIL: ACASSO@CSU.ORG

**FIRE**  
FALCON FIRE PROTECTION DISTRICT  
7030 OLD MERIDIAN RD.,  
FALCON, CO 80831  
TELE: (719) 495-4050  
CONTACT: TRENT HARMING  
EMAIL: THARMING@FALCONFIREPD.ORG

**GENERAL NOTES:**

- ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELDED TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND ROADWAYS.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC XX XX-00000. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER EL PASO COUNTY'S STANDARD DRAWINGS AND SPECIFICATIONS. EL PASO COUNTY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

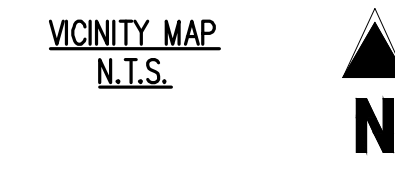


**LOT 1 LANDSCAPE REQUIREMENTS**

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED	ABBREVIATION DENOTED ON PLAN
6.2.2.B	ROADWAY LANDSCAPING	MERIDIAN ROAD (PRINCIPAL ARTERIAL) 25 FT SETBACK & 1 TREE/20 LF	630 LF SETBACK @ 1 TREE / 20 LF	25 FT SETBACK & 32 TREES	25 FT SETBACK, 32 TREES	(MR)
6.2.2.B	ROADWAY LANDSCAPING	MERIDIAN PARK DRIVE EAST ROW (NON-ARTERIAL) 10 FT SETBACK & 1 TREE/30 LF	630 LF SETBACK @ 1 TREE / 30 LF	10 FT SETBACK & 21 TREES	10 FT SETBACK, 21 TREES	(MDE)
6.2.2.E.2	INTERNAL LANDSCAPE	NON RESIDENTIAL - 5%	TOTAL AREA 161,084 SF X 0.05	8,054 SF	58,787 SF	NA
6.2.2.E.2	INTERNAL LANDSCAPE	1 TREE / 500 SF	8,054 SF OF REQUIRED LANDSCAPE AREA / 500	16 TREES	9 TREES & 70 SHRUB SUB	(N)
6.2.2.G.2b	INTERNAL LANDSCAPE	50% LIVE GROUND COVERAGE	58,492 SF INTERNAL LANDSCAPE AREA X 0.5	29,731 SF LIVE COVERAGE	29,731 SF LIVE COVERAGE	NA

**LOT 2 LANDSCAPE REQUIREMENTS**

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED	ABBREVIATION DENOTED ON PLAN
6.2.2.B	ROADWAY LANDSCAPING	MERIDIAN PARK DRIVE WEST ROW (NON-ARTERIAL) 10 FT SETBACK & 1 TREE/30 LF	630 LF SETBACK @ 1 TREE / 30 LF	10 FT SETBACK & 21 TREES	10 FT SETBACK, 21 TREES	(MDW)
6.2.2.B	ROADWAY LANDSCAPING	OWL PLACE (NON-ARTERIAL) 10 FT SETBACK & 1 TREE/30 LF	315 LF SETBACK @ 1 TREE / 30 LF	10 FT SETBACK & 10 TREES	10 FT SETBACK, 10 TREES	(OP)
6.2.2.E.2	INTERNAL LANDSCAPE	NON RESIDENTIAL - 5%	TOTAL AREA 197,283 SF X 0.05	9,864 SF	83,171 SF	NA
6.2.2.E.2	INTERNAL LANDSCAPE	1 TREE / 500 SF	9,864 SF OF REQUIRED LANDSCAPE AREA / 500	20 TREES	20 TREES	(N)
6.2.2.G.2b	INTERNAL LANDSCAPE	50% LIVE GROUND COVERAGE	83,507 SF INTERNAL LANDSCAPE AREA X 0.5	41,753 SF LIVE COVERAGE	41,753 SF LIVE COVERAGE	NA
6.2.2.G.1f	OUTDOOR STORAGE SCREENING	WEST BOUNDARY FRONTAGE	TOTAL WEST BOUNDARY 594 LF	594 LF SCREENED	594 LF SCREENED	NA
6.2.2.G.1f	OUTDOOR STORAGE SCREENING	OWL PLACE FRONTAGE	TOTAL OWL PLACE FRONTAGE 100 LF	100 LF SCREENED	100 LF SCREENED	NA
6.2.2.G.1f	OUTDOOR STORAGE SCREENING	MERIDIAN PARK DRIVE FRONTAGE	TOTAL MERIDIAN PARK DRIVE FRONTAGE 474 LF	474 LF SCREENED	474 LF SCREENED	NA
6.2.2.D.2	LANDSCAPE BUFFERS	WEST RESIDENTIAL 15 FT BUFFER & 1 TREE / 25 LF	630 LF BUFFER / 25	15 FT BUFFER & 25 TREES (50% EVERGREEN)	15 FT & 25 TREES (100% EVERGREEN)	(WB)



**LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOTS 1 & 2, FALCON RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK V-2, PAGE 15, OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
CONTAINING 9.604 ACRES, MORE OR LESS.

**CAUTION -- NOTICE TO CONTRACTOR**

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- 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 POINHLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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**SITE DEVELOPMENT PLAN**  
**MERIDIAN STORAGE**  
**MERIDIAN STORAGE, LLC**  
**PPR2336**  
 STATE OF COLORADO, MERIDIAN ROAD & OWL PLACE  
 EL PASO COUNTY, FALCON, CO 80931

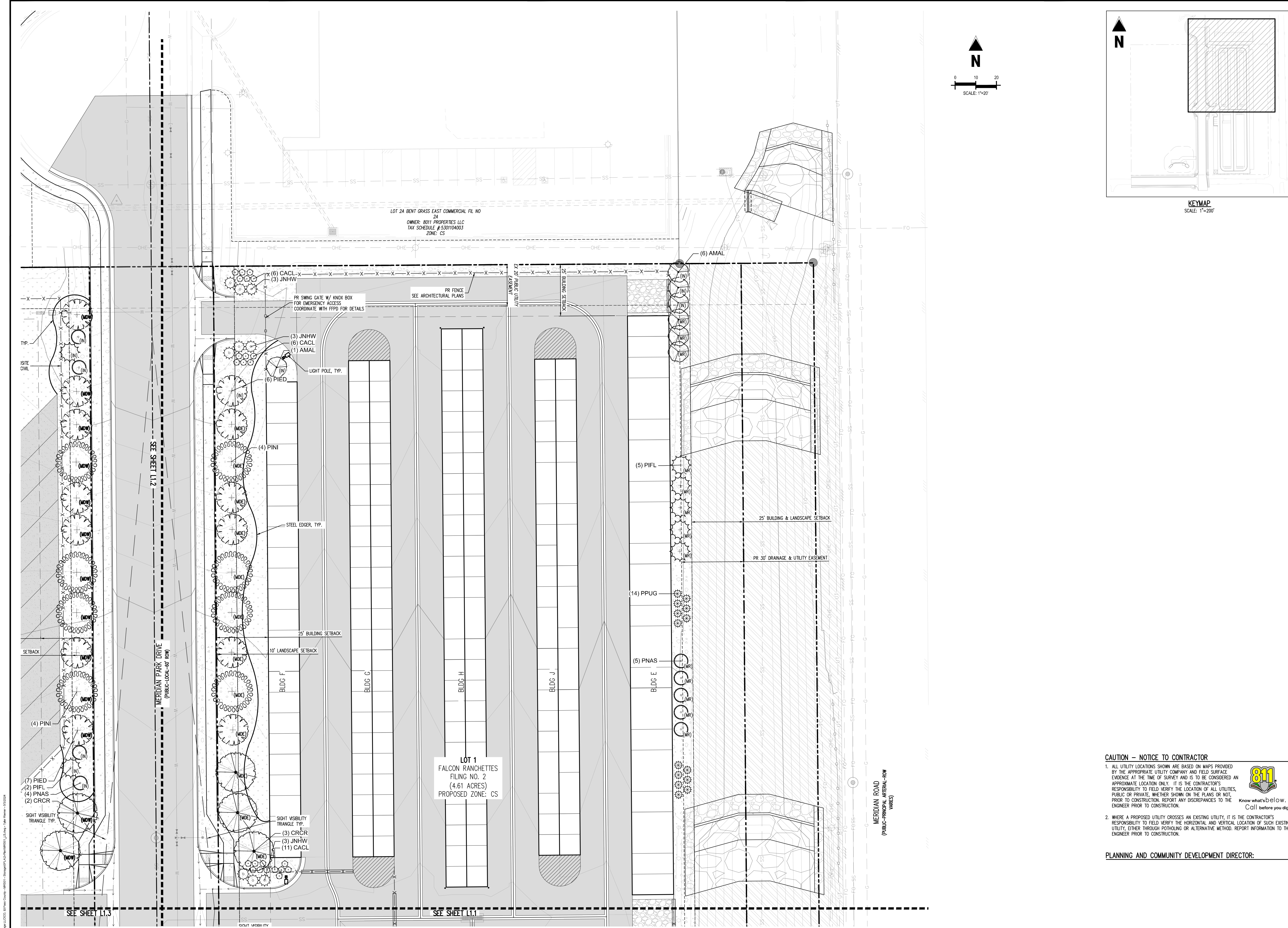
#	Date	Issue / Description	Init.

Project No: MRS01.2  
 Drawn By: TR  
 Checked By: BH  
 Date: FEBRUARY 2024

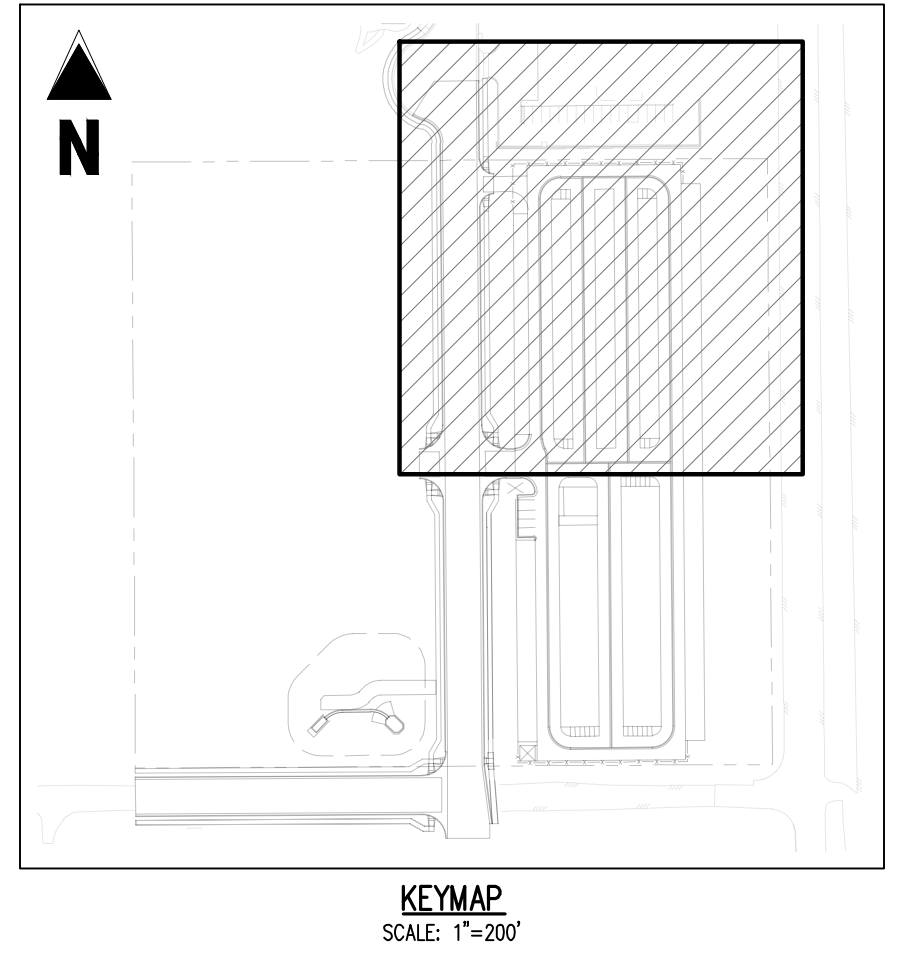
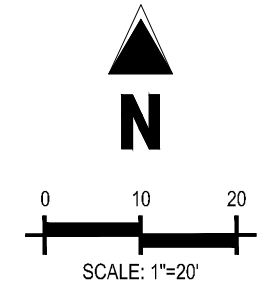
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

**LANDSCAPE PLAN**

L0.0



**LOT 1**  
**FALCON RANCHETTES**  
 FILING NO. 2  
 (4.61 ACRES)  
 PROPOSED ZONE: CS



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**MERIDIAN STORAGE**  
**MERIDIAN STORAGE, LLC**  
 PPR2336

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

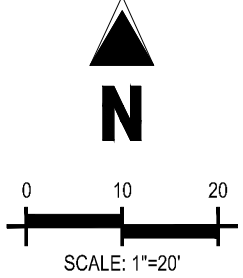
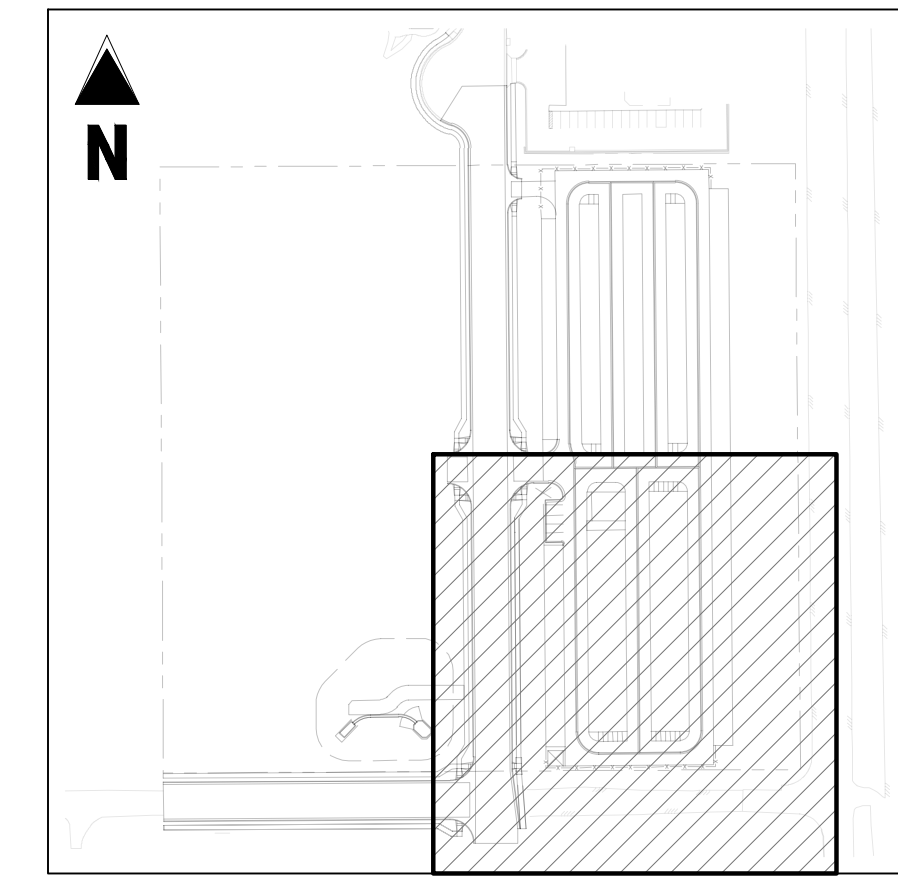
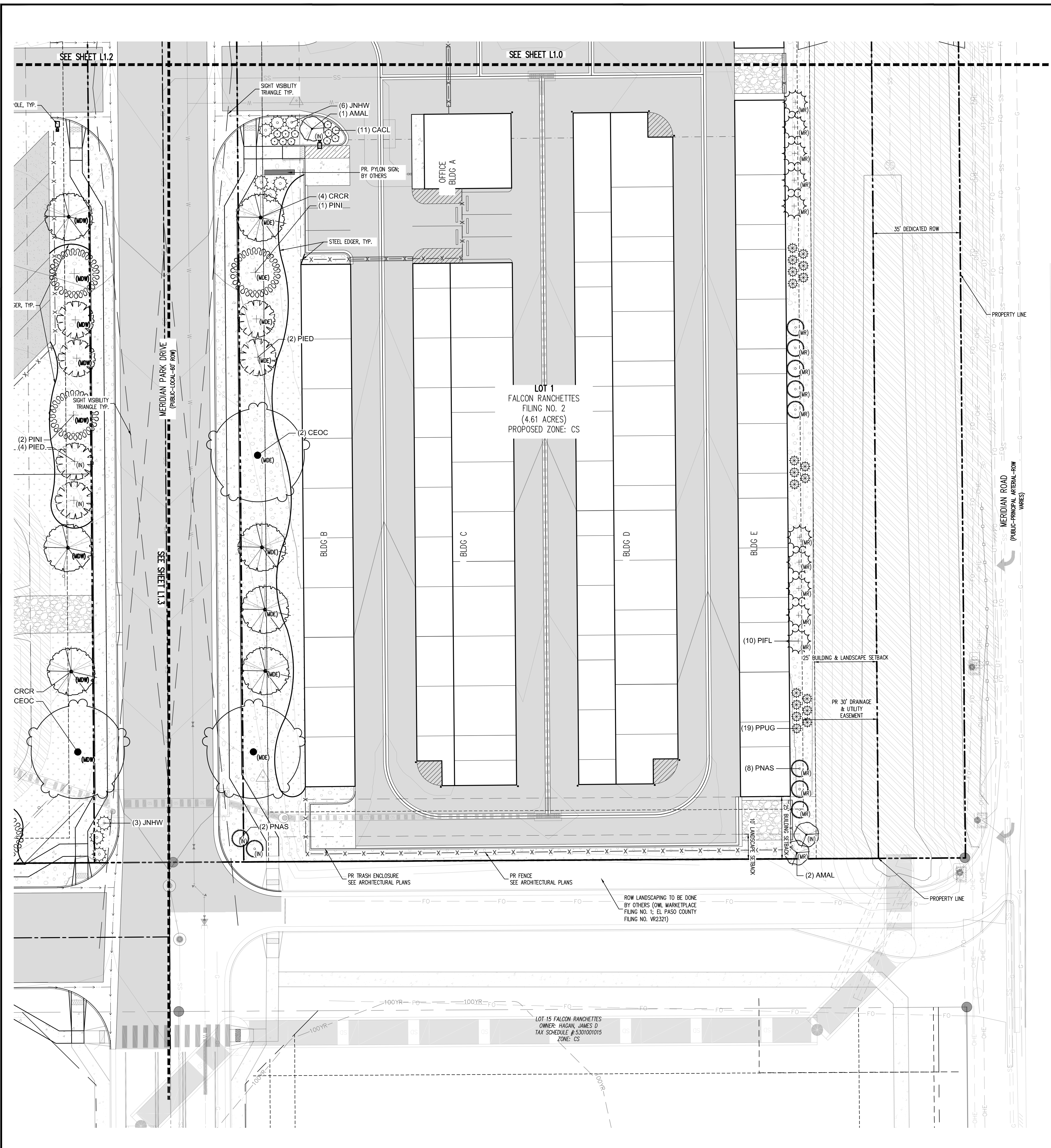
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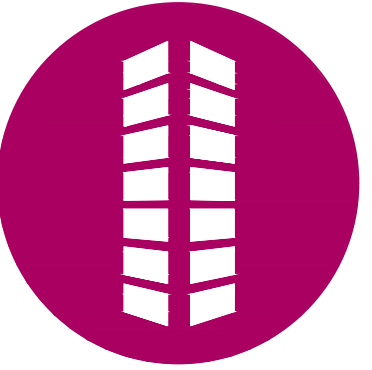
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**LANDSCAPE PLAN**

**L1.0**



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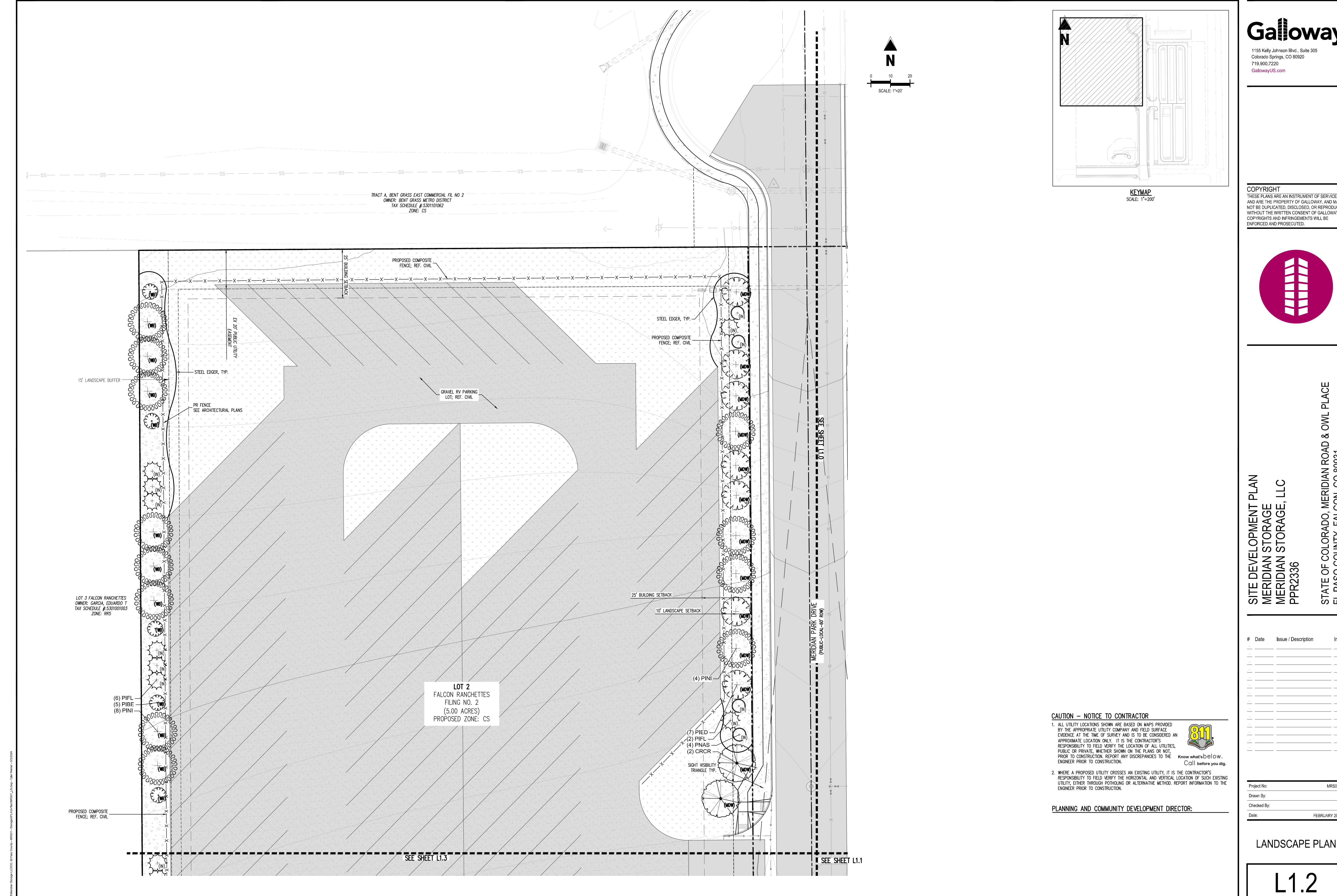
**811**  
 Know what's below.  
 Call before you dig.

**PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:**

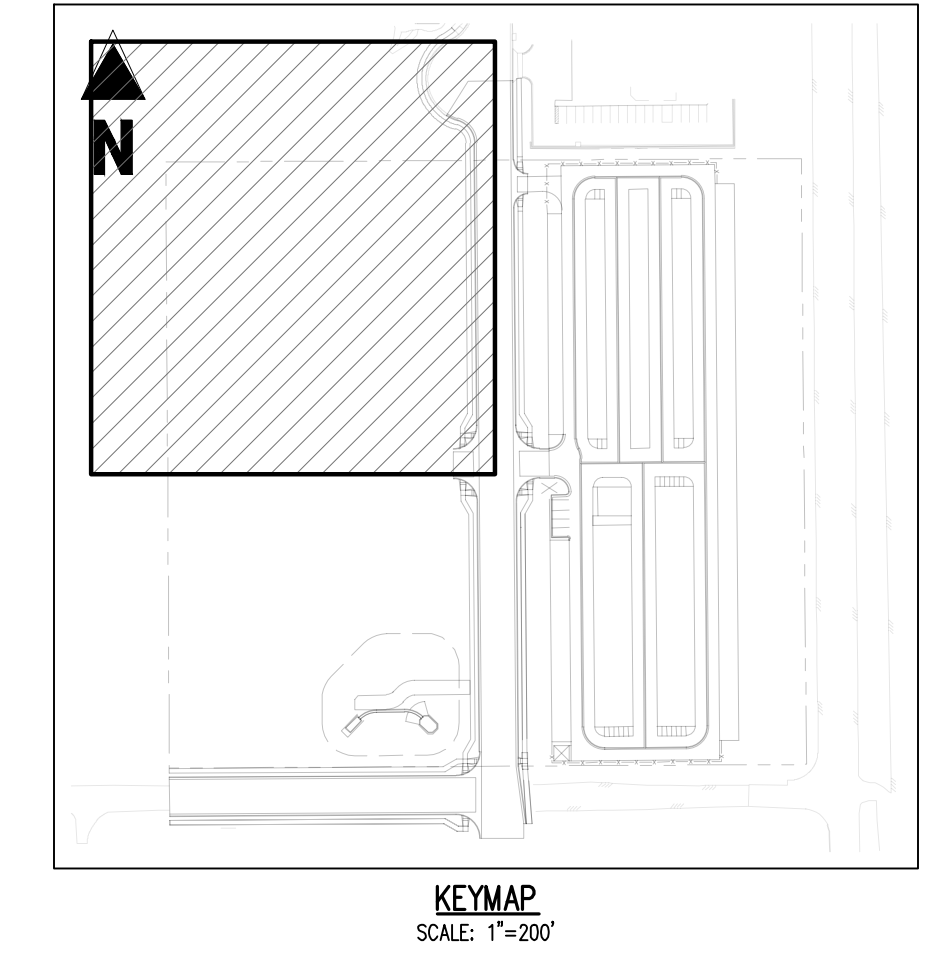
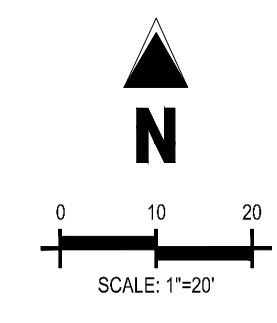
Project No:	MRS01.2
Drawn By:	TR
Checked By:	BH
Date:	FEBRUARY 2024

**LANDSCAPE PLAN**

\Projects\2024\Meridian Storage\CDCC\241113\CDCC\_SitePlan\_V01.dwg  
 User: JGalloway  
 Date: 1/23/24 11:04:54 AM  
 Plot Scale: 1"=20'  
 Scale: 1"=20'  
 Date: 2/1/24 10:15:38 AM  
 Job: MRS01.2 - Meridian Storage  
 Title: L1.1 - Landscape Plan  
 Path: \Projects\2024\Meridian Storage\CDCC\241113\CDCC\_SitePlan\_V01.dwg  
 User: JGalloway  
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 Path: \Projects\2024\Meridian Storage\CDCC\241113\CDCC\_SitePlan\_V01.dwg



TRACT A, BENT GRASS EAST COMMERCIAL FIL NO 2  
OWNER: BENT GRASS METRO DISTRICT  
TAX SCHEDULE #5301101062  
ZONE: CS



15' LANDSCAPE BUFFER

STEEL EDGER, TYP.

PR FENCE  
SEE ARCHITECTURAL PLANS

PROPOSED COMPOSITE FENCE; REF. CIVIL

GRAVEL RV PARKING LOT; REF. CIVIL

STEEL EDGER, TYP.

PROPOSED COMPOSITE FENCE; REF. CIVIL

25' BUILDING SETBACK

10' LANDSCAPE SETBACK

(4) PINI

(7) PIED  
(2) PIFL  
(4) PNAS  
(2) CRCR

SIGHT VISIBILITY TRIANGLE TYP.

SEE SHEET L1.0

MERIDIAN PARK DRIVE  
(PUBLIC-LOCAL-80' ROW)

SEE SHEET L1.1

**LOT 2**  
FALCON RANCHETTES  
FILING NO. 2  
(5.00 ACRES)  
PROPOSED ZONE: CS


LOT 3 FALCON RANCHETTES  
OWNER: GARCIA, EDUARDO T  
TAX SCHEDULE #5301010003  
ZONE: RRS

(6) PIFL  
(5) PIBE  
(8) PINI

PROPOSED COMPOSITE FENCE; REF. CIVIL

SEE SHEET L1.3

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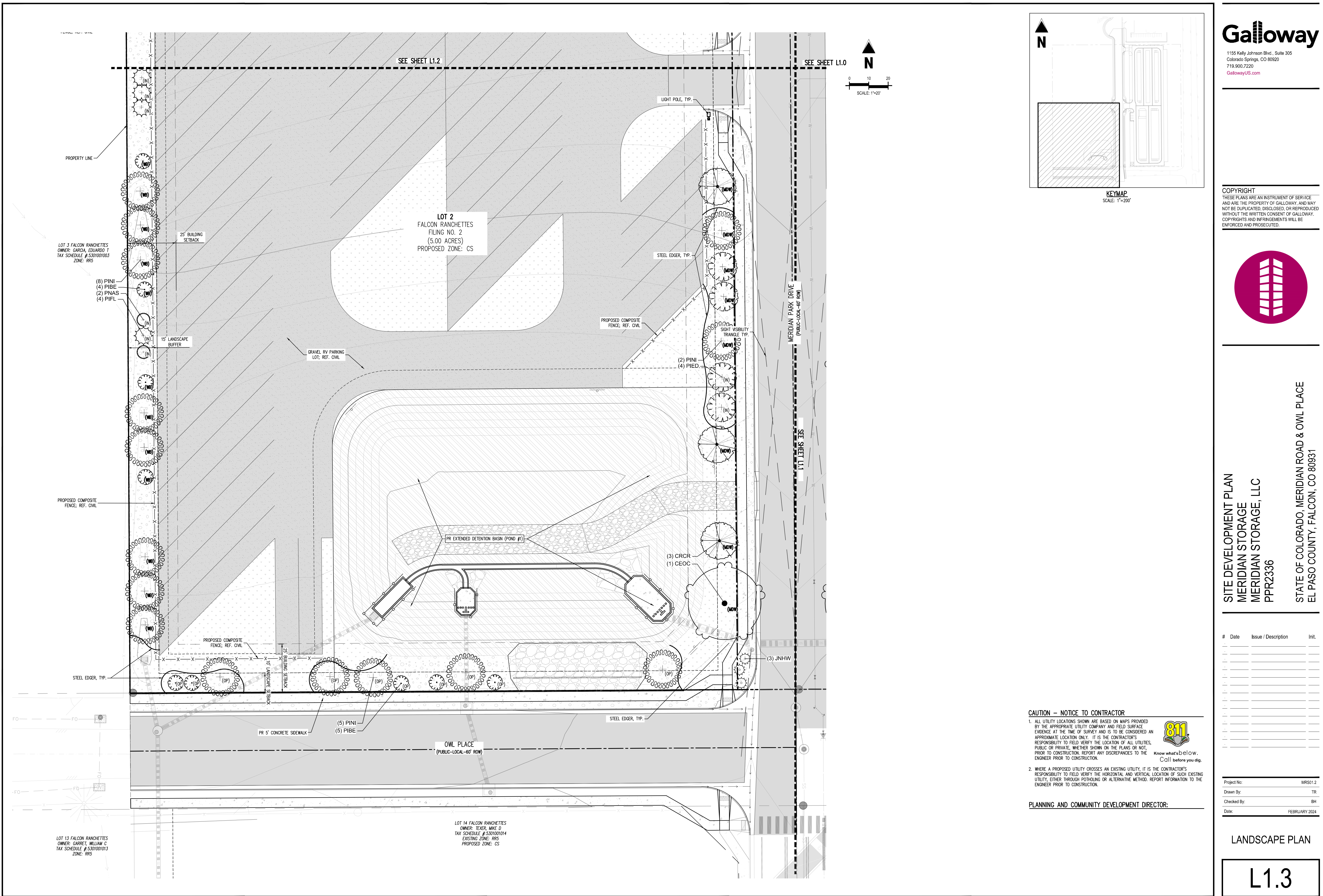
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MERIDIAN STORAGE  
MERIDIAN STORAGE, LLC  
PPR2336  
STATE OF COLORADO, MERIDIAN ROAD & OWL PLACE  
EL PASO COUNTY, FALCON, CO 80931

#	Date	Issue / Description	Init.

Project No: MRS012  
Drawn By: TR  
Checked By: BH  
Date: FEBRUARY 2024

LANDSCAPE PLAN

**L1.2**



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