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

SITE DEVELOPMENT PLAN

PPR2336

PROJECT CONTACTS	CITY & UTILITY CONTACTS
PROPERTY OWNER	WATER
MIKE D TEXER 11750 OWL PLACE PEYTON, CO 80831 TELE: (719) 641–9261 CONTACT: MIKE D TEXER EMAIL: MIKE.TEXER@GMAIL.COM	WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 TELE: (719) 495-2500 CONTACT: CODY RITTER EMAIL: CODY@WHMD.ORG
APPLICANT	<u>WASTEWATER</u>
GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 900-7220 CONTACT: CALEB JOHNSON EMAIL: CALEBJOHNSON@GALLOWAYUS.COM	WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 TELE: (719) 495-2500 CONTACT: CODY RITTER EMAIL: CODY@WHMD.ORG
<u>CIVIL ENGINEER</u>	<u>ELECTRIC</u>
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	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN RD., FALCON, CO 80831 TELE: (800) 388-9881 CONTACT: GINA PERRY EMAIL: GINA.P@MVEA.COOP
LANDSCAPE ARCHITECT	NATURAL GAS
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	COLORADO SPRINGS UTILITIES 7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150 COLORADO SPRINGS, CO 80947-2150 (719) 668-5573 CONTACT: AARON CASSIO EMAIL: ACASSIO@CSU.ORG
SURVEYOR	FIRE
GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 900-7220 CONTACT: BILL BROOKS EMAIL: BILLBROOKS@GALLOWAYUS.COM	FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN RD., FALCON, CO 80831 TELE: (719) 495-4050 CONTACT: TRENT HARWIG EMAIL: THARWIG@FALCONFIREPD.ORG

SITE ADDRESS

JURISDICTION

TAX SCHEDULE NUMBER

COUNTY FILE NUMBER

SITE AREA/TOTAL ACREAGE

DEVELOPMENT SCHEDULE

REQUIRED SETBACKS

LOT 1 - NORTH

LOT 1 - EAST

LOT 1 - SOUTH

LOT 1 - WEST

LOT 2 - NORTH

LOT 2 - EAST

LOT 2 - SOUTH

TOTAL GROSS BUILDING SQUARE FOOTAGE

TOTAL BUILDING FOOTPRINT

OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE

LOCATION OF NO-BUILD AREAS

ZONING DISTRICT

EXISTING LAND USE

ZONING FILE REFERENCE NUMBER

ORDINANCE NUMBER

DRAINAGE BASIN

PROPOSED LAND USE STORAGE UNITS

PROPOSED BUILDING HEIGHT

MAXIMUM ALLOWABLE BUILDING HEIGHT

SITE PLAN

GENERAL DEVELOPMENT DATA

EXISTING DEVELOPMENT DATA

PROPOSED DEVELOPMENT DATA

11750 OWL PLACE, PEYTON, CO 80831

EL PASO COUNTY, COLORADO

5301001001 & 5301001002

PPR2336

418,612 SF / 9.61 ACRES

SUMMER 2024

ALL DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES ARE

ESTABLISHED BY THE DEVELOPMENT PLAN REQUIRED SETBACK: 25' BUILDING SETBACK - 0' LANDSCAPE SETBACK

PROPOSED SETBACK: 25' BUILDING SETBACK - 0' LANDSCAPE SETBACK REQUIRED SETBACK: 25' BUILDING SETBACK - 25' LANDSCAPE SETBACK

PROPOSED SETBACK: 25' BUILDING SETBACK - 25' LANDSCAPE SETBACK REQUIRED SETBACK: 25' BUILDING SETBACK - 10' LANDSCAPE SETBACK

PROPOSED SETBACK: 25' BUILDING SETBACK - 10' LANDSCAPE SETBACK

REQUIRED SETBACK: 25' BUILDING SETBACK - 10' LANDSCAPE SETBACK

PROPOSED SETBACK: 25' BUILDING SETBACK - 10' LANDSCAPE SETBACK REQUIRED SETBACK: 25' BUILDING SETBACK - 0' LANDSCAPE SETBACK

PROPOSED SETBACK: 25' BUILDING SETBACK - 0' LANDSCAPE SETBACK REQUIRED SETBACK: 25' BUILDING SETBACK - 10' LANDSCAPE SETBACK

PROPOSED SETBACK: 25' BUILDING SETBACK - 10' LANDSCAPE SETBACK REQUIRED SETBACK: 25' BUILDING SETBACK - 10' LANDSCAPE SETBACK

PROPOSED SETBACK: 25' BUILDING SETBACK - 10' LANDSCAPE SETBACK REQUIRED SETBACK: 25' BUILDING SETBACK - 15' LANDSCAPE BUFFER PROPOSED SETBACK: 25' BUILDING SETBACK - 15' LANDSCAPE BUFFER

> 55,350 SQ. FT. 55,350 SQ. FT

LANDSCAPING: 277,159 SQ. FT. / 60.31% ±

IMPERMEABLE SURFACE: 182,399 SQ. FT. / 39.69% ±

BUILDING FOOTPRINT: 55,350 SQ. FT. / 12.04% ±

NO GRADING OR IMPROVEMENTS WILL BE OCCURRING IN ANY FLOOD PLAINS OR DRAINAGE AREAS.

SINGLE FAMILY RESIDENTIAL

SELF STORAGE FACILITY, OFFICE & RV STORAGE

158 N/A 15 FT.

45 FT.

上入	Velvet An	Syound Re	and Re	Heman Rd	
eadows Blvd		Salinas Rd	PROJECT BENCHMARK SEE NOTE ON COVER SHEET	McCiure Rd Op/A	And The state of t
Falcon Me		Bent Grass Meadows Dr	Merid	450	Glady Glady
		Teg Ro	SITE		o's o's
		Owl Pl	Comeapart Rd	g	Campa Ray III
i de		Moonrock Helghts		8 1	24
	Smote	nola Heights	Meridian Rd	Act Coffee light	elue Gill
		E Woodmen Rd	E Woodmen Ro	J. Shighwa	
		Meadow	AP		Rio Ln

	PROJECT SITE FALCON RANCHETTES FILING NO. 1A
Please include: Open space % Total lot area coverage	MERIDIAN PARK DRIVE (RUBLIC-LOCAL-60' ROW) (PUBLIC-PRINCIPAL ARTERIAL-ROW VARIES)
	OWL PLACE (PUBLIC-LOCAL-60' ROW)

SHEET INDEX SHEET NUMBER | SHEET DESCRIPTION | SHEET TITLE CO.0 COVER SHEET SITE PLAN C2.1 SITE DETAILS

PROJECT DESCRIPTION:

THE PROPOSED SELF-STORAGE FACILITY WILL PROVIDE SELF-STORAGE UNITS FOR RENT ON AN AS-NEEDED BASIS TO CUSTOMERS IN COLORADO SPRINGS AND EL PASO COUNTY. THE FACILITY WILL HAVE APPROXIMATELY 158 SELF-STORAGE UNITS OF VARIOUS SIZES. ONE EMPLOYEE WILL BE REQUIRED TO OPERATE THE FACILITY AND THE HOURS OF OPERATION WILL BE LIMITED TO BETWEEN 6:00AM AND 11:00PM DAILY.

GENERAL NOTES:

- 1. ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELDED TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND ROADWAYS.
- 2. 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.

- 3. 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
- 4. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE VR239. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION

5. 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

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.

BENCHMARK THE SOUTHWEST CORNER OF LOT 1 WODDMEN HILLS FILING NO. 4.

MONUMENTED BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 24964" NAVD88 ELEVATION = 6947.67

BASIS OF BEARING ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM,

CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE SOUTH LINE OF LOTS 2, 3, & 4 OF FALCON RANCHETTES, AND IS CONSIDERED TO BEAR S89'40'45"W. DEFINED BY FOUND MONUMENTS AS FOLLOWS: A NO. 4 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 2372", BEING THE SOUTHEAST CORNER OF LOT 2; AND A NO. 4 REBAR WITH A

1-1/4" YELLOW PLASTIC CAP STAMPED "LS 2372", BEING THE SOUTHWEST CORNER OF LOT 4.

CAUTION - NOTICE TO CONTRACTOR

ENGINEER PRIOR TO CONSTRUCTION.

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 DISCREPANCIESTO THE Know what's below.

Colorado Springs, CO 80920

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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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PARKING TABLE						
USE	PARKING RATIO	UNITS	PARKING REQUIRED	PARKING PROVIDED		
MINI-STORAGE	1 / 100 UNITS	158	2	2		
EMPLOYEE PARKING	1 / EMPLOYEE	1 (MAXIMUM PER SHIFT)	1	1		
OFFICE	1/200 SF	200 SF	1	1		
TOTAL		4	4			
ADA (INCLUDED IN TOTAL COUNT)			1	1		

since there are two uses on site, we will require parking to be matched for both:

mini storage: 1/100 units (253 total) + 1/employee

vehicle storage: 3 spaces

1 ADA space = 8 spaces

dditional comments on the SDP may be necessary and provided based on review of the final plat and construction drawing.

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE

MEGGAN HERINGTON

EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

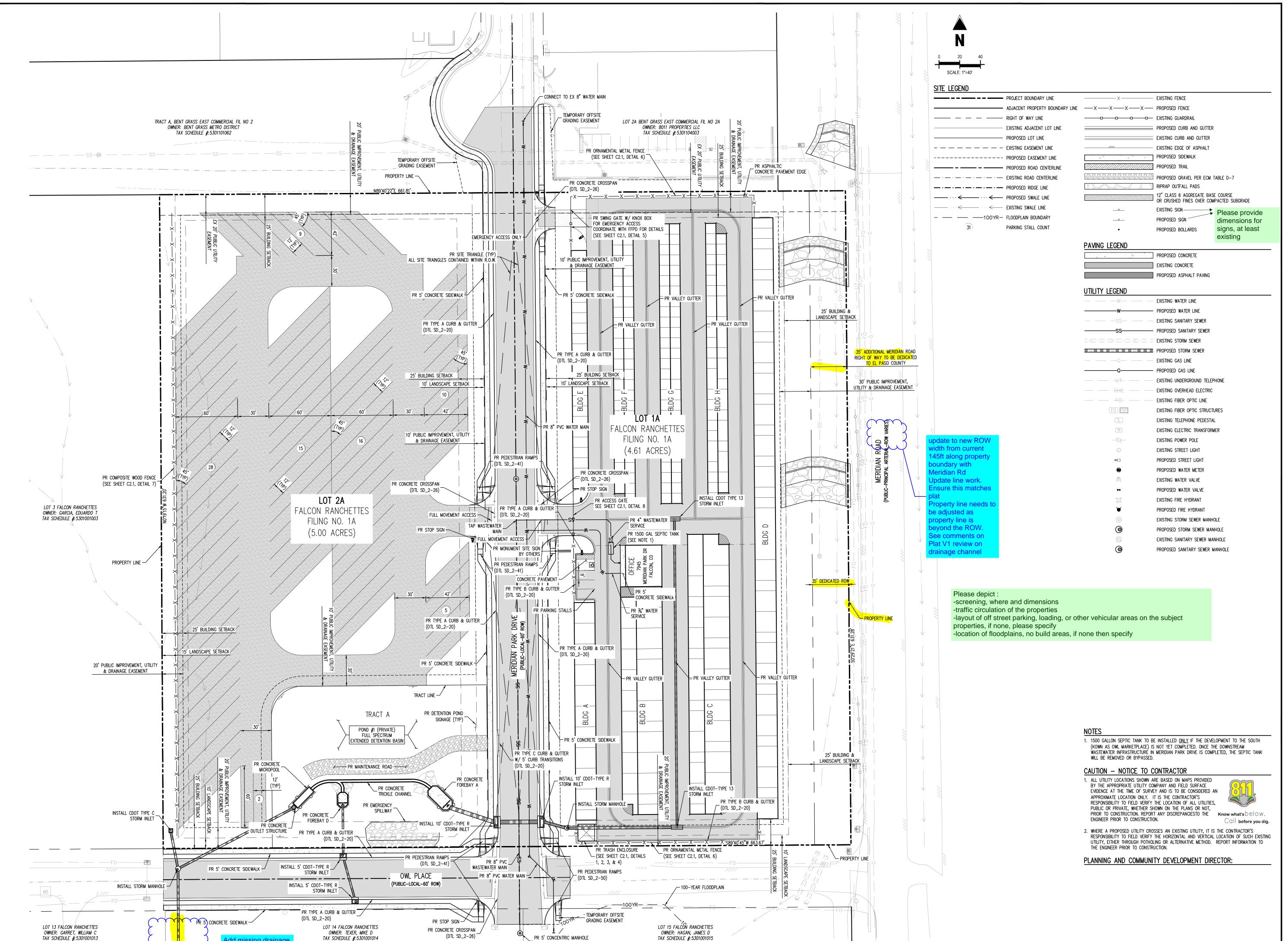
MERIDIAN STORAGE, LLC

DATE

COVER SHEET

PPR2336

10/20/2023



(FUTURE DEVELOPMENT TO EXTEND SOUTH)

Galloway

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SITE DEVELOPMENT PLAN
MERIDIAN STORAGE, LLC
PPR2336

 Project No:
 MRS01

 Drawn By:
 ASA

 Checked By:
 BAS

 Date:
 10/20/2023

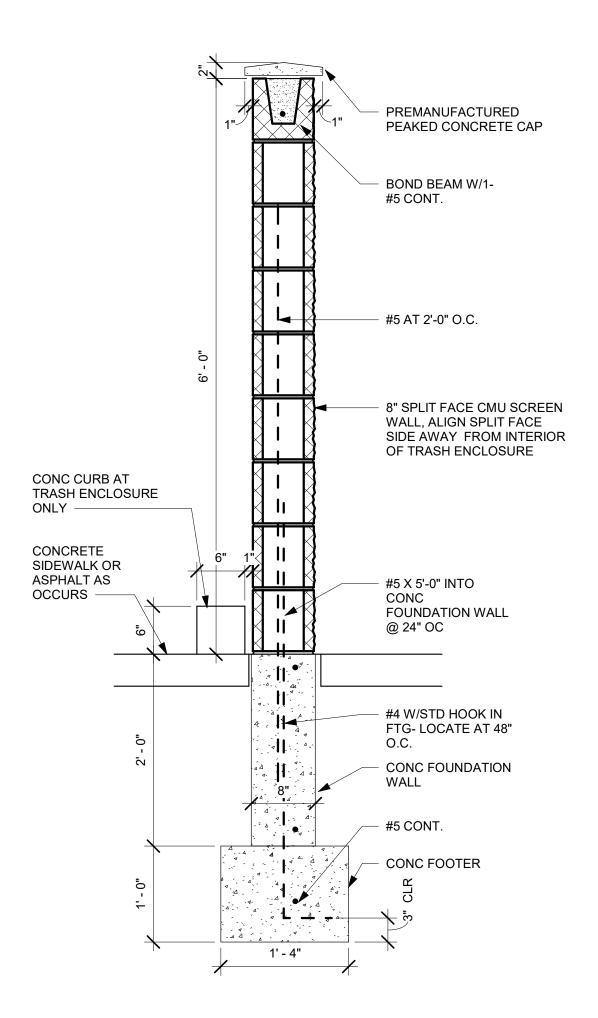
PPR2336

SITE PLAN

C1.1

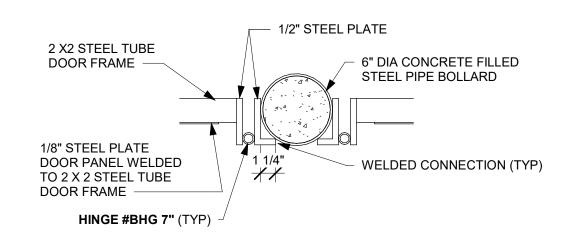
Sheet 2 of 3

1 TRASH ENCLOSURE GATE ELEVATION NOT TO SCALE

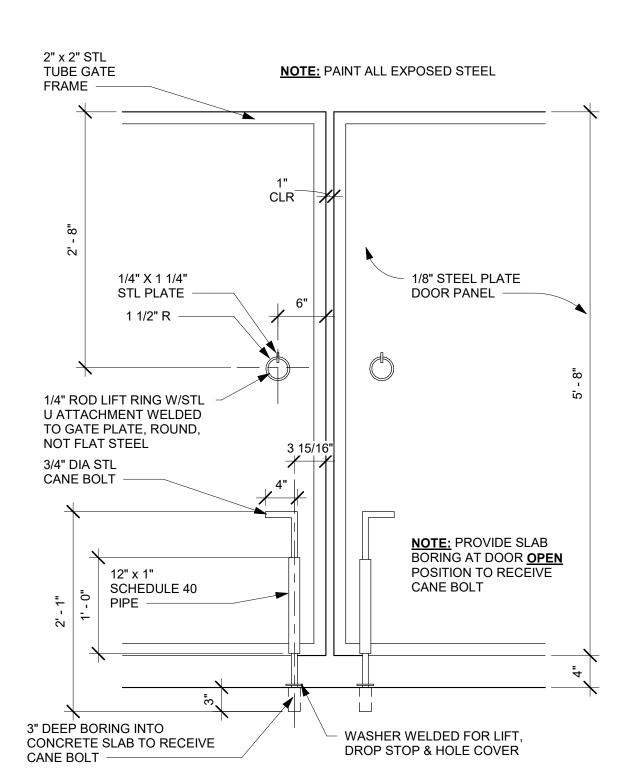


2 TRASH ENCLOSURE SECTION DETAIL
NOT TO SCALE

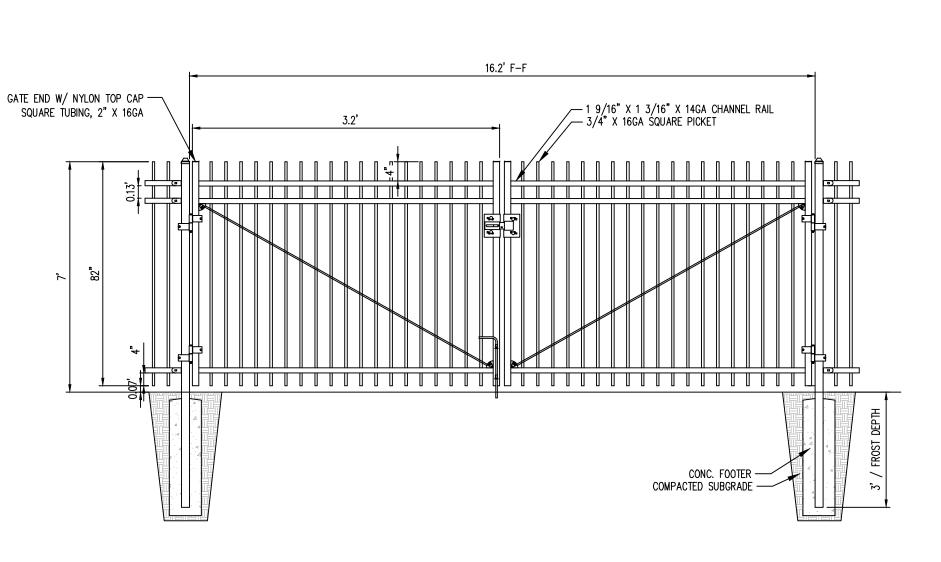
NOTE: CONTRACTORS OPTION TO USE 6" SQUARE TUBES IN LIEU OF ROUND



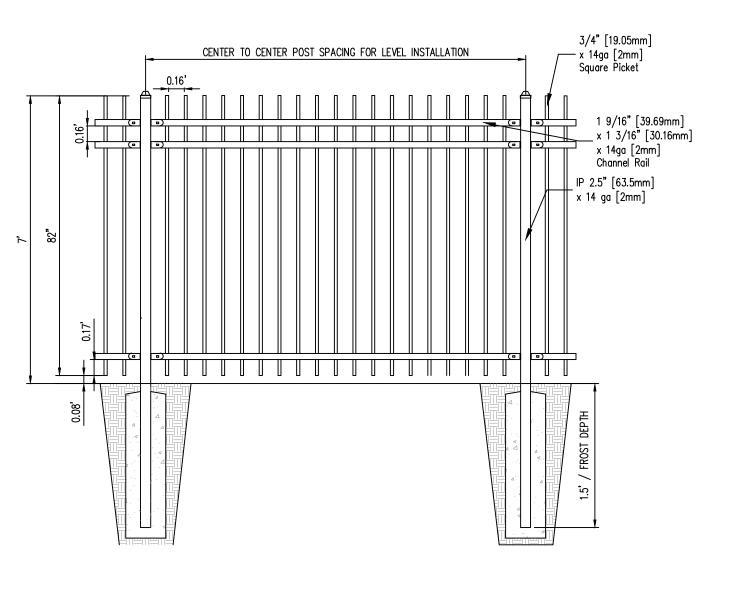
3 HINGE PLAN DETAIL
NOT TO SCALE



4 TRASH ENCLOSURE ENLARGED ELEVATION
NOT TO SCALE



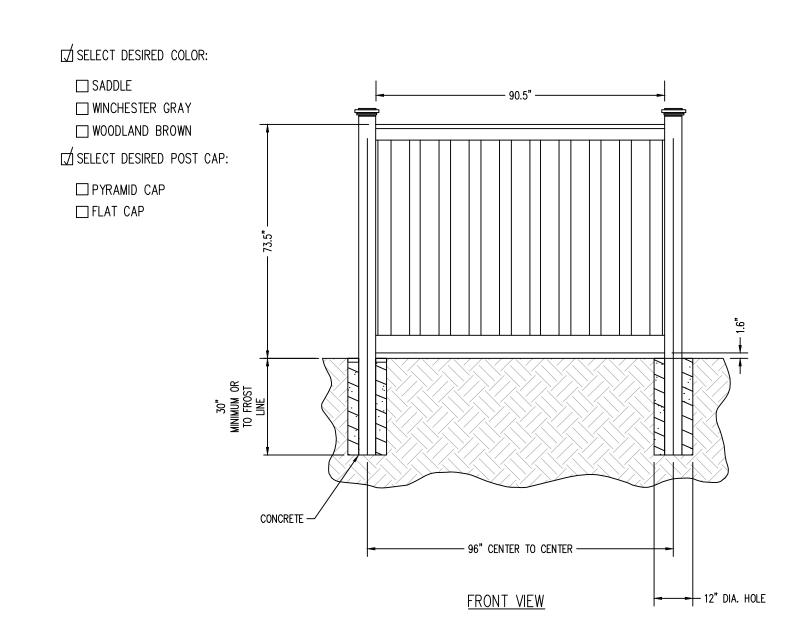
5 SWING GATE
NOT TO SCALE



ORNAMENTAL METAL FENCE
NOT TO SCALE



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NOTES:

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

DO NOT SCALE DRAWING.
 THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS

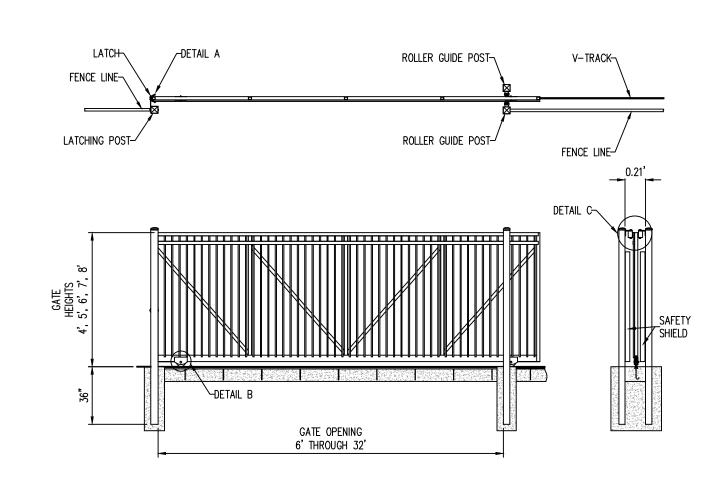
FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.

4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

 CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER MRS01_P_0

7 TREX® SECLUSIONS COMPOSITE FENCE NOT TO SCALE

MRS01_P_
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8 ROLLER GATE
NOT TO SCALE

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

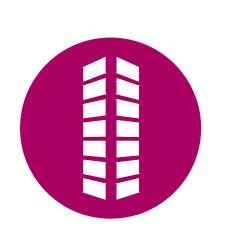
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SITE DEVELOPMENT PLAN MERIDIAN STORAGE MERIDIAN STORAGE, LLC PPR2336

REVISION DATE 09/11/2023

CADdetails.com

Date Issue / Description In

ot No: MRS0
n By: ASA

Date: 10/20/2023
SITE DETAILS

PPR2336

Sheet 3 of 3