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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.
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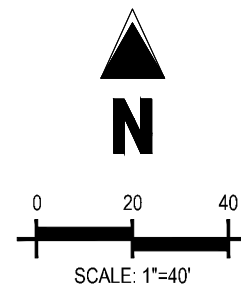
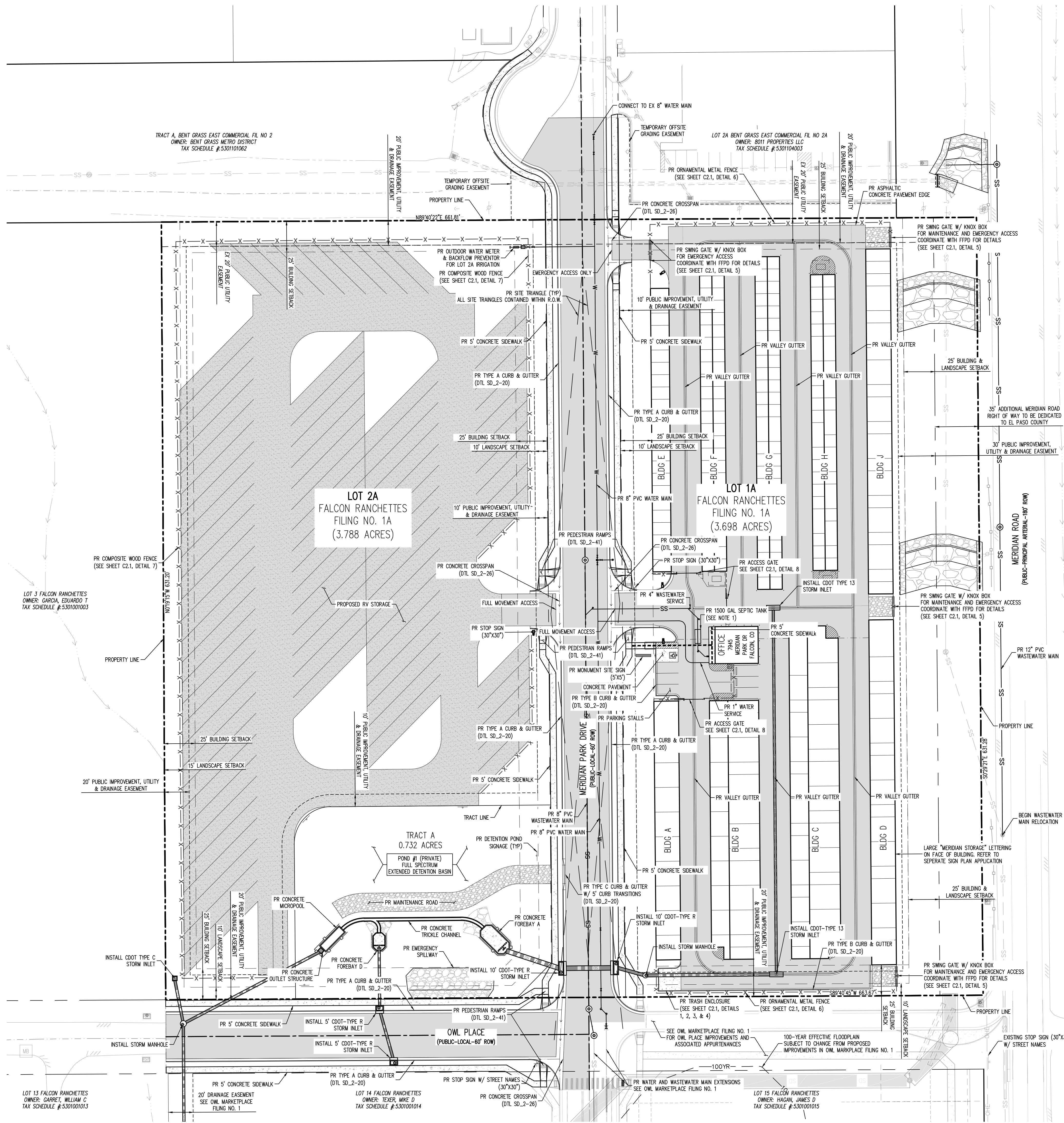
Project No:	MRS01
Drawn By:	ASA, BLB
Checked By:	BAS, CMWJ
Date:	07/09/2024

SITE PLAN

PPR2336

C1.1

Sheet 2 of 3



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
- 100-YR FLOODPLAIN BOUNDARY
- PROPOSED ADA ROUTE
- 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 EOM TABLE D-7
- RIPPAP 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/ASPHALT PAVING
- 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

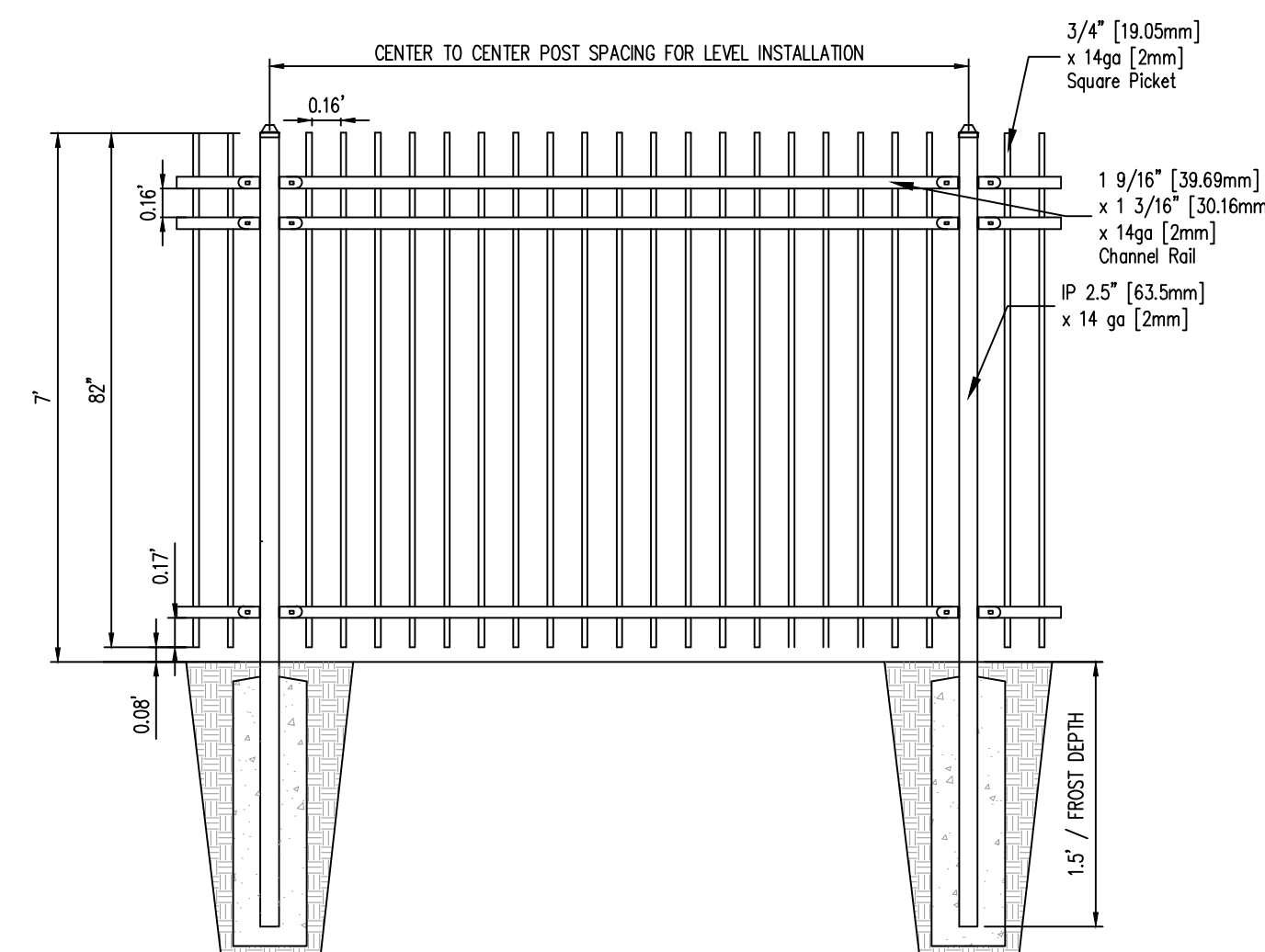
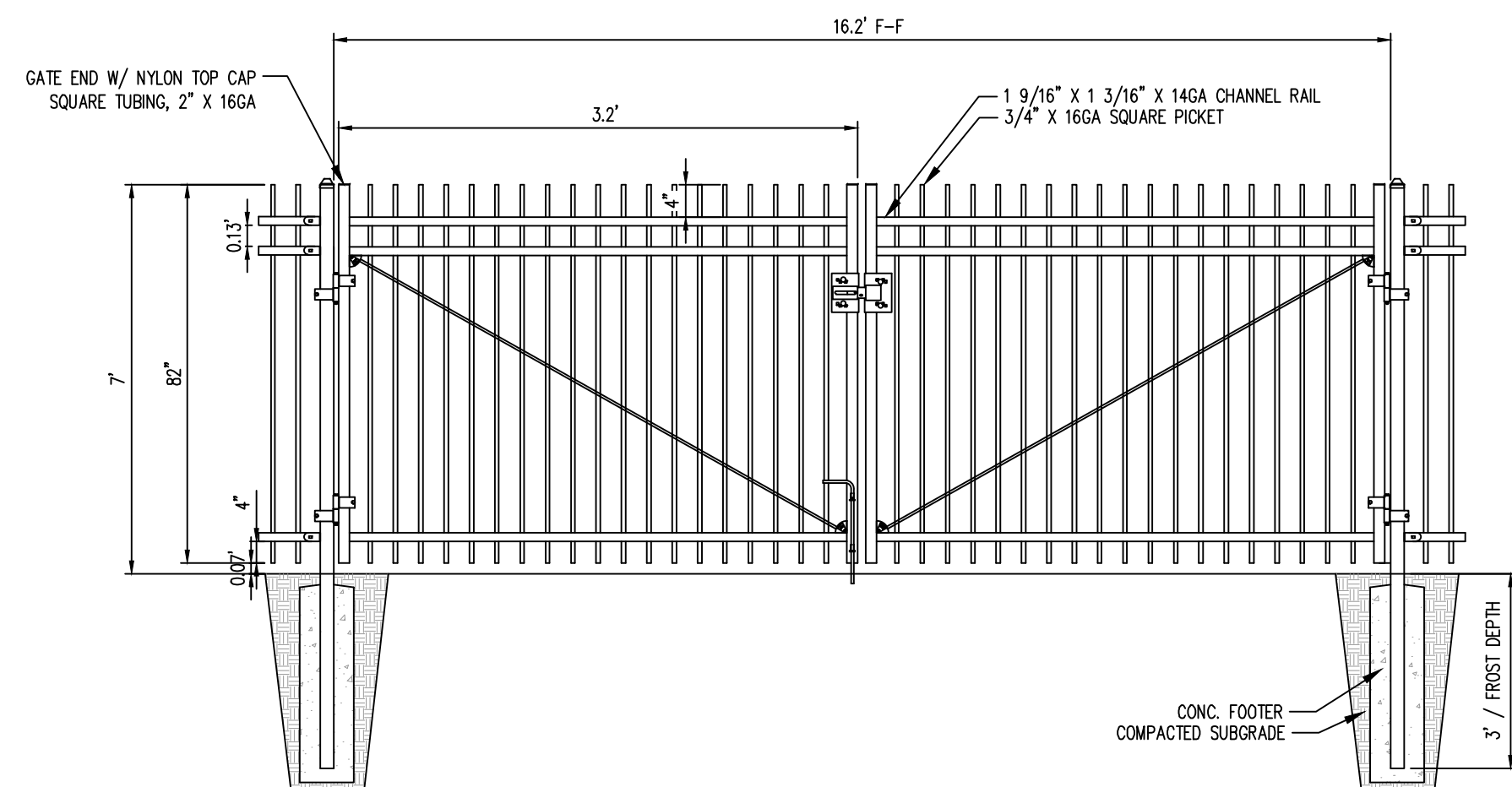
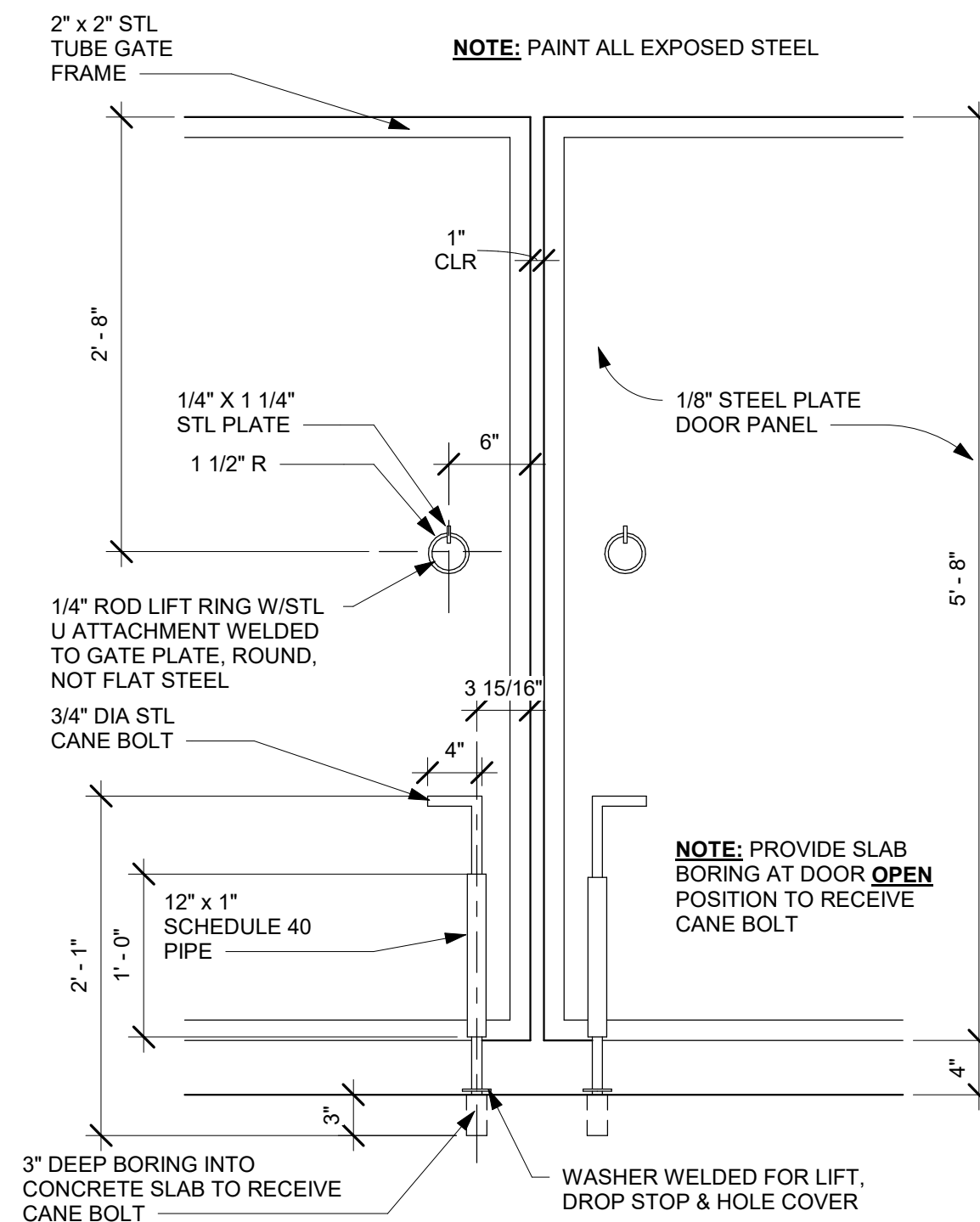
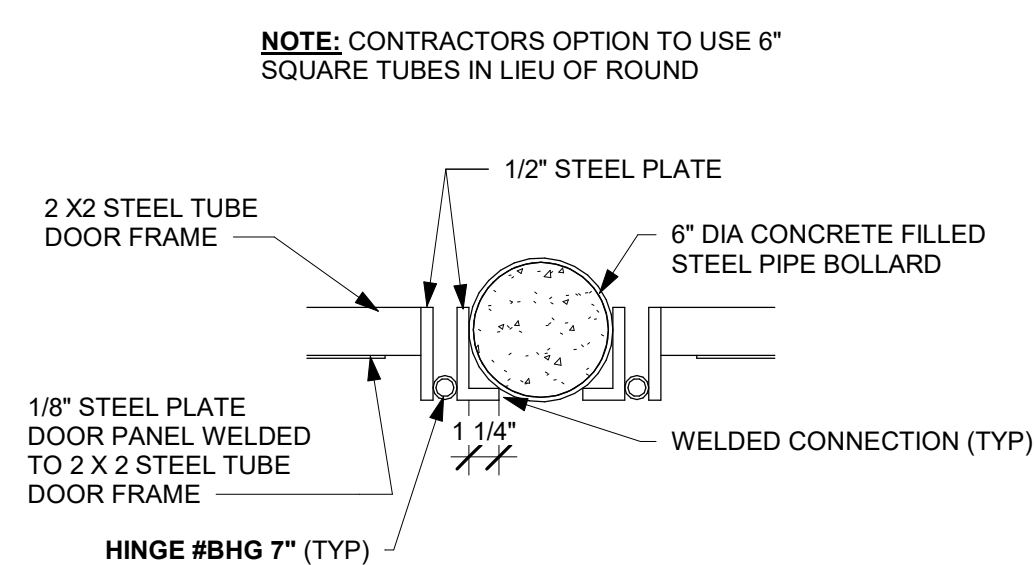
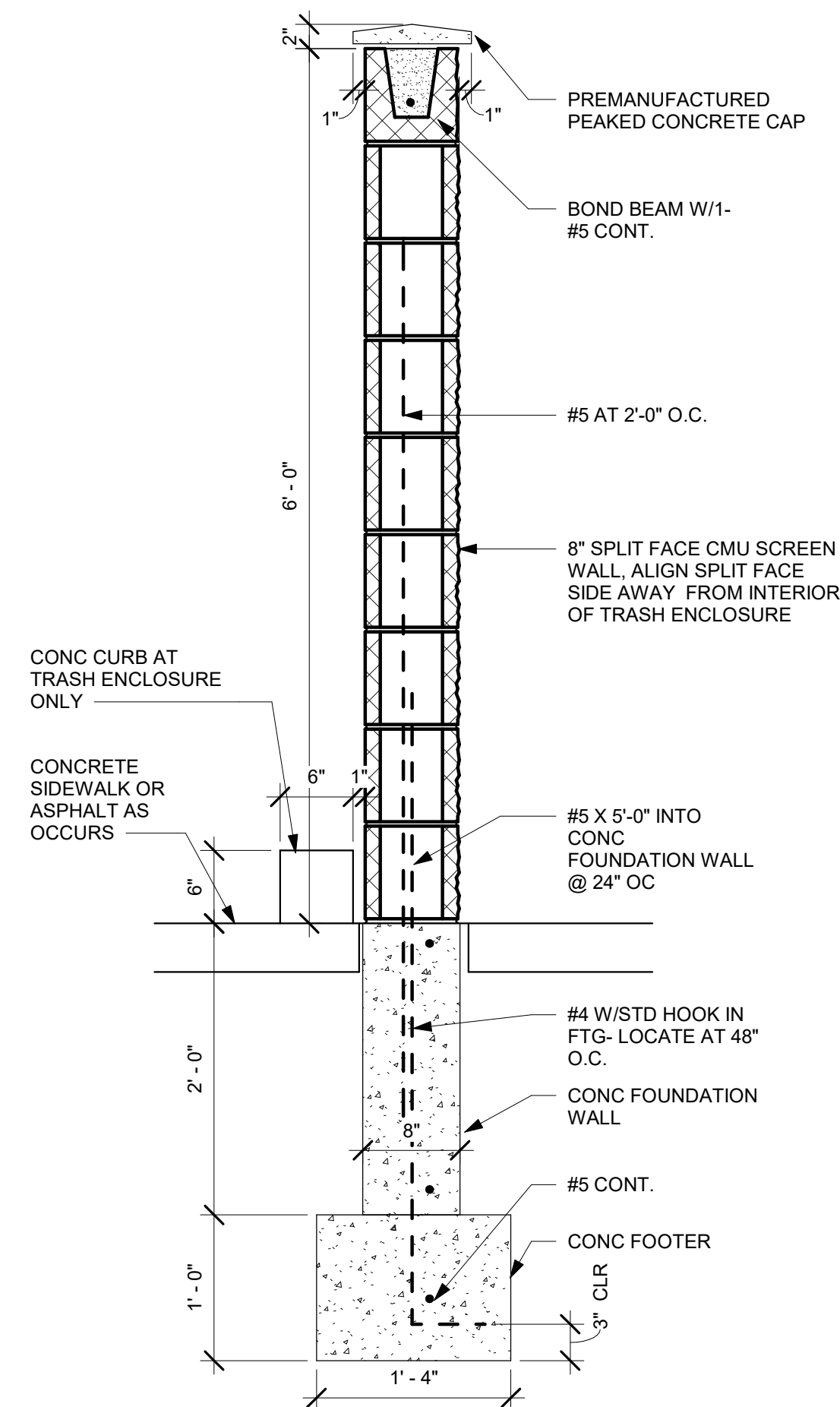
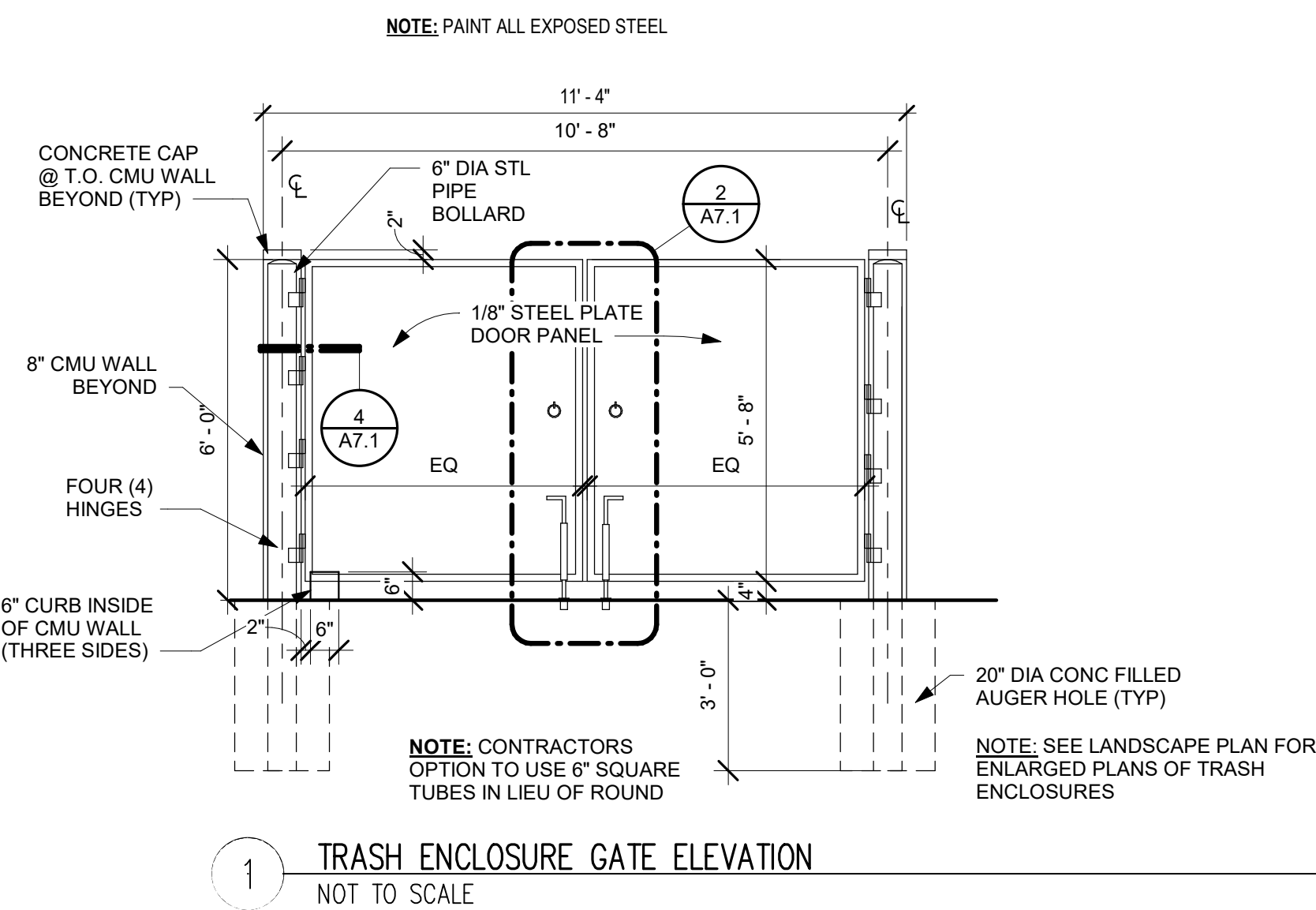
NOTES

- 1500 GALLON SEPTIC TANK TO BE INSTALLED ONLY IF THE DEVELOPMENT TO THE SOUTH (KNOWN AS OWL MARKETPLACE) IS NOT YET COMPLETED. ONCE THE DOWNSIDE WASTEWATER INFRASTRUCTURE IN MERIDIAN PARK DRIVE IS COMPLETED, THE SEPTIC TANK WILL BE REMOVED AND/OR BYPASSED.
- NO PROPOSED IMPROVEMENTS ARE LOCATED WITHIN FLOODPLAIN OR NO BUILD AREAS.
- SELF STORAGE BUILDINGS F AND H ARE ALL CLIMATE CONTROLLED UNITS.
- REFER TO PARKING PLAN FOR THE LAYOUT AND LOCATION OF ALL OFF-STREET PARKING AND ASSOCIATED VEHICULAR USE AREAS.
- REFER TO MERIDIAN STORAGE LANDSCAPE PLAN FOR ALL LANDSCAPING LAYOUT AND DETAILS.
- REFER TO PARKING PLAN FOR TRAFFIC CIRCULATION OF THE PROPERTIES.

CAUTION - NOTICE TO CONTRACTOR

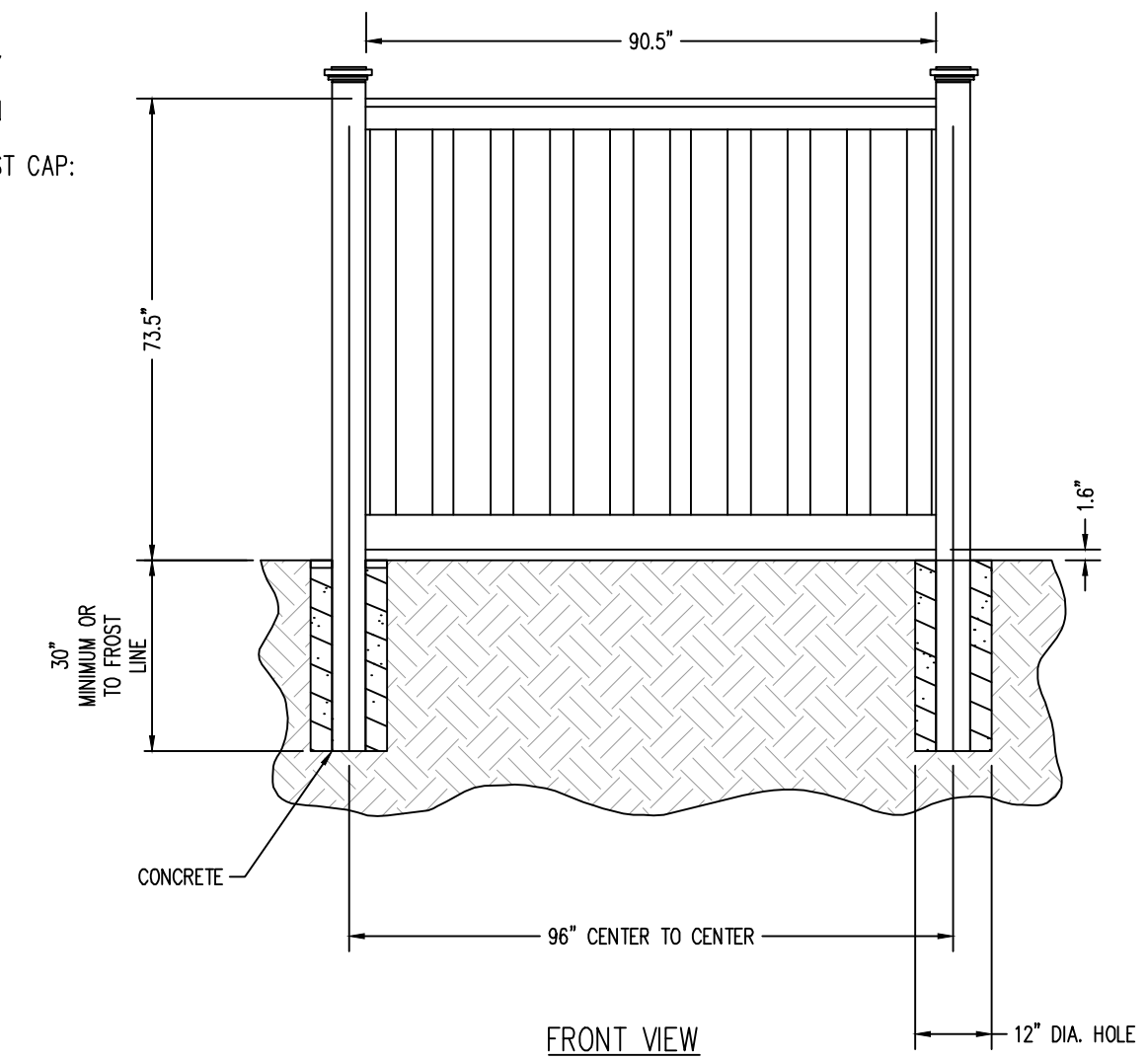
- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER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





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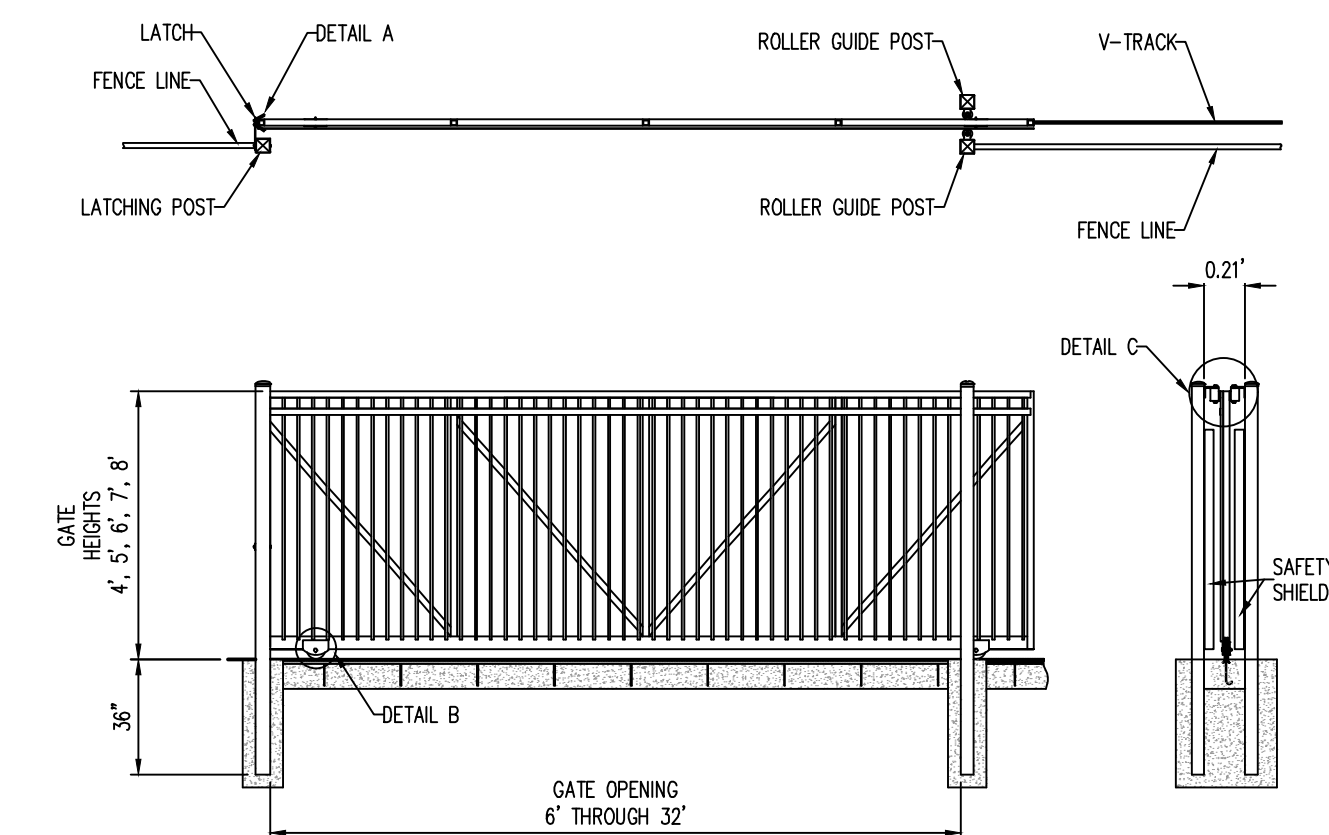
- ☒ SELECT DESIRED COLOR:
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- ☐ WINCHESTER GRAY
- ☐ WOODLAND BROWN
- ☒ SELECT DESIRED POST CAP:
- ☐ PYRAMID CAP
- ☐ FLAT CAP



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

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Project No:	MRS01
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SITE DETAILS

PPR2336

C2.1

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