

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

PPR23XX

PPR2336      RESPONSE: REVISED

PROJECT CONTACTS      CITY & UTILITY CONTACTS

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

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

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

**ELECTRIC**  
 MOUNTAIN VIEW ELECTRIC ASSOCIATION  
 11140 E. WOODMEN RD.,  
 FALCON, CO 80831  
 TELE: (719) 388-9881  
 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) 688-5573  
 CONTACT: HARRON CASSIO  
 EMAIL: ACASSIO@CSU.ORG

**FIRE**  
 FALCON FIRE PROTECTION DISTRICT  
 7030 OLD MERIDIAN RD.,  
 FALCON, CO 80831  
 TELE: (719) 495-4050  
 CONTACT: TRENT HARMON  
 EMAIL: THARMON@FALCONFIRE.PD.ORG

**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

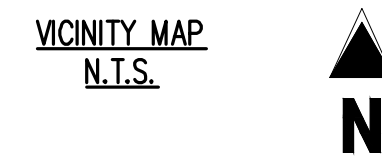
**CIVIL ENGINEER**  
 GALLOWAY & CO., INC.  
 1155 KELLY JOHNSON BLVD., SUITE 305  
 COLORADO SPRINGS, CO 80920  
 TELE: (719) 900-7220  
 CONTACT: BRADY SHYROCK, P.E.  
 EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

**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

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 PERMIT APPLICATION.
- 4. 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.
- 5. ACCESSIBLE ROUTES, INCLUDING RAMP 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 191,084 SF X 0.05	9,654 SF	59,462 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.	(R)
6.2.2.G.2b	INTERNAL LANDSCAPE	50% LIVE GROUND COVERAGE	59,462 SF INTERNAL LANDSCAPE AREA X 0.5	29,731 SF LIVE COVERAGE	29,731+ SF LIVE COVERAGE	NA

Lot 1 will still require fencing/screening per the code.

RESPONSE: Lot 1 (self storage buildings) is adjacent to Commercially zoned properties and Meridian Road Right of Way. Meridian Road buffers from residential to east. No Screening required.

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	(MDE)
6.2.2.B	ROADWAY LANDSCAPING	OWL PLACE (NON-ARTERIAL) 10 FT SETBACK & 1 TREE/30 LF	313 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	53,927 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	(R)
6.2.2.G.2b	INTERNAL LANDSCAPE	50% LIVE GROUND COVERAGE	53,927 SF INTERNAL LANDSCAPE AREA X 0.5	41,785 SF LIVE COVERAGE	41,753+ SF LIVE COVERAGE	NA
6.2.2.G.1f	OUTDOOR STORAGE SCREENING	WEST BOUNDARY FRONTAGE	TOTAL WEST BOUNDARY FRONTAGE 584 LF	584 LF SCREENED	584 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 & 25 TREES (100% EVERGREEN)	15 FT & 25 TREES (100% EVERGREEN)	(MR)

Can it be denoted where the screening/ gates will be in relation to the landscaping?  
 Can the height of the screening please be depicted as well?

RESPONSE: PROPOSED EVERGREEN TREES WILL PROVIDE SCREENING

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

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



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SITE DEVELOPMENT PLAN  
 MERIDIAN STORAGE  
 MERIDIAN STORAGE, LLC  
 PPR23XX  
 STATE OF COLORADO, MERIDIAN ROAD & OWL PLACE  
 EL PASO COUNTY, FALCON, CO 80931

#	Date	Issue / Description	Init.

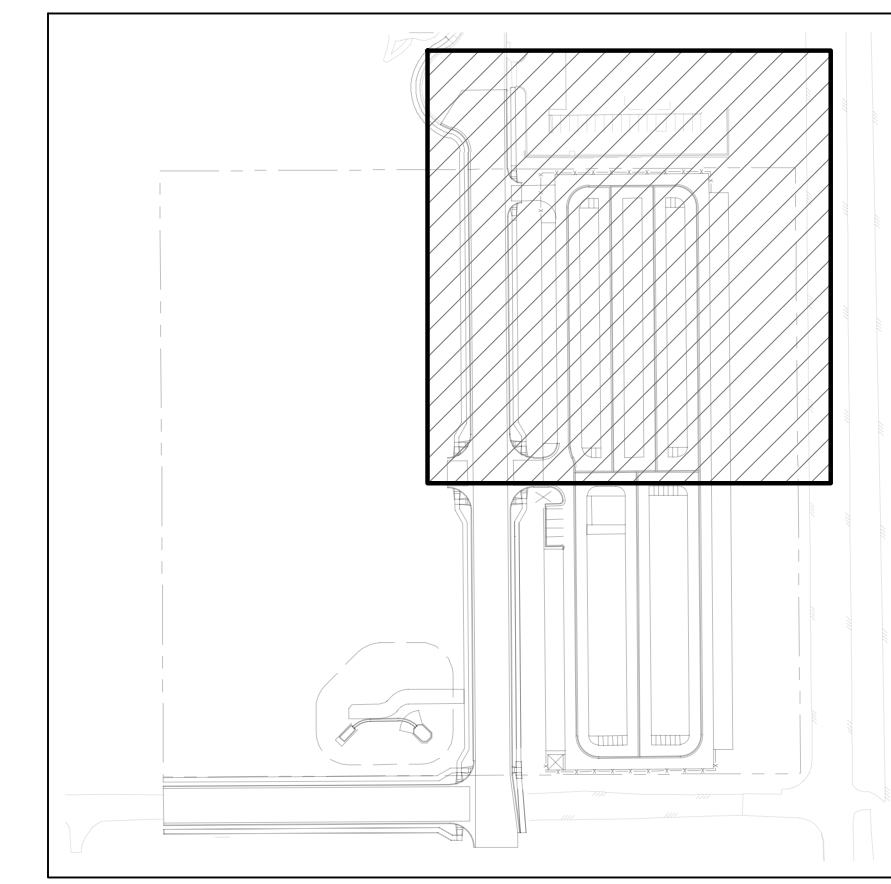
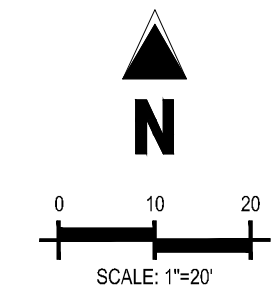
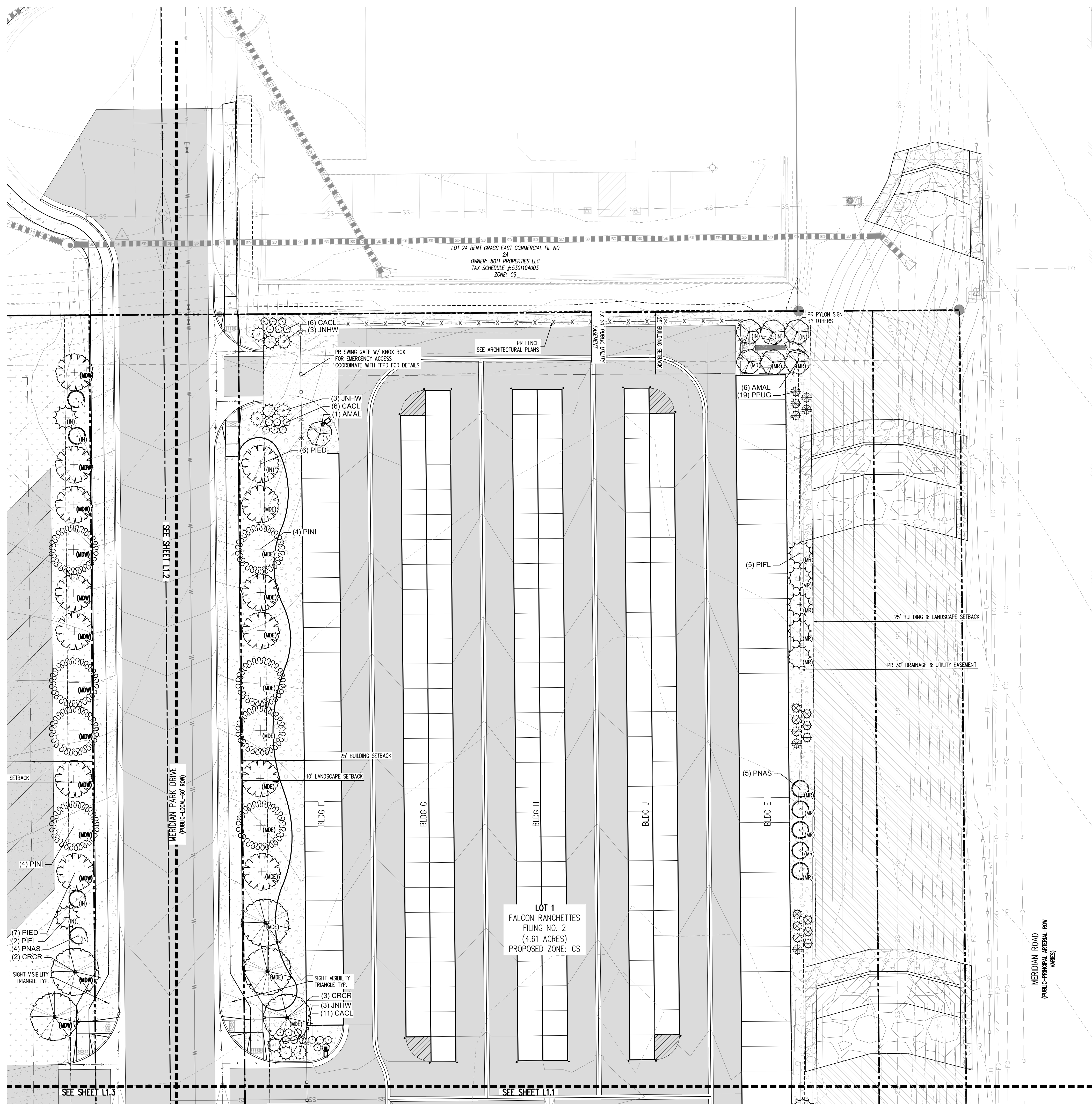
Project No: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Date: \_\_\_\_\_

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

COUNTY FILE NUMBER:  
 PPR-2336

LANDSCAPE PLAN  
 L.O.0

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**SITE DEVELOPMENT PLAN**  
**MERIDIAN STORAGE**  
**MERIDIAN STORAGE, LLC**  
**PPR23XX**

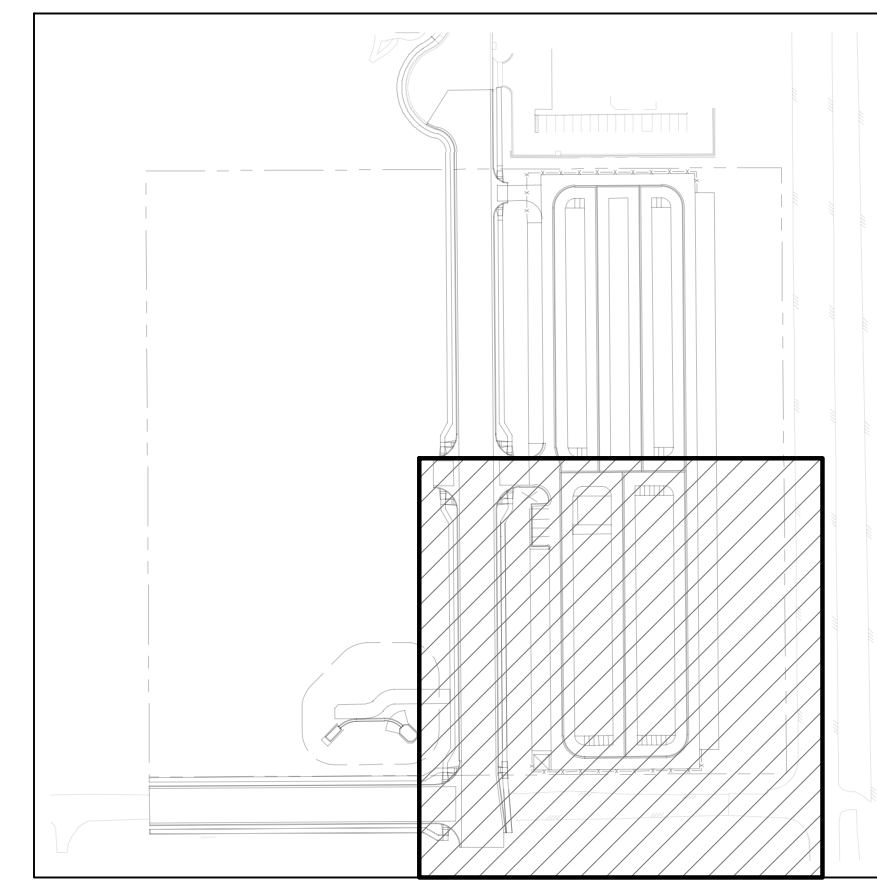
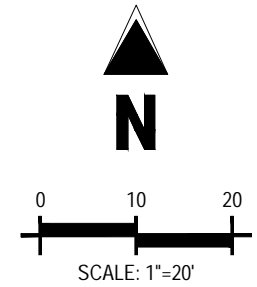
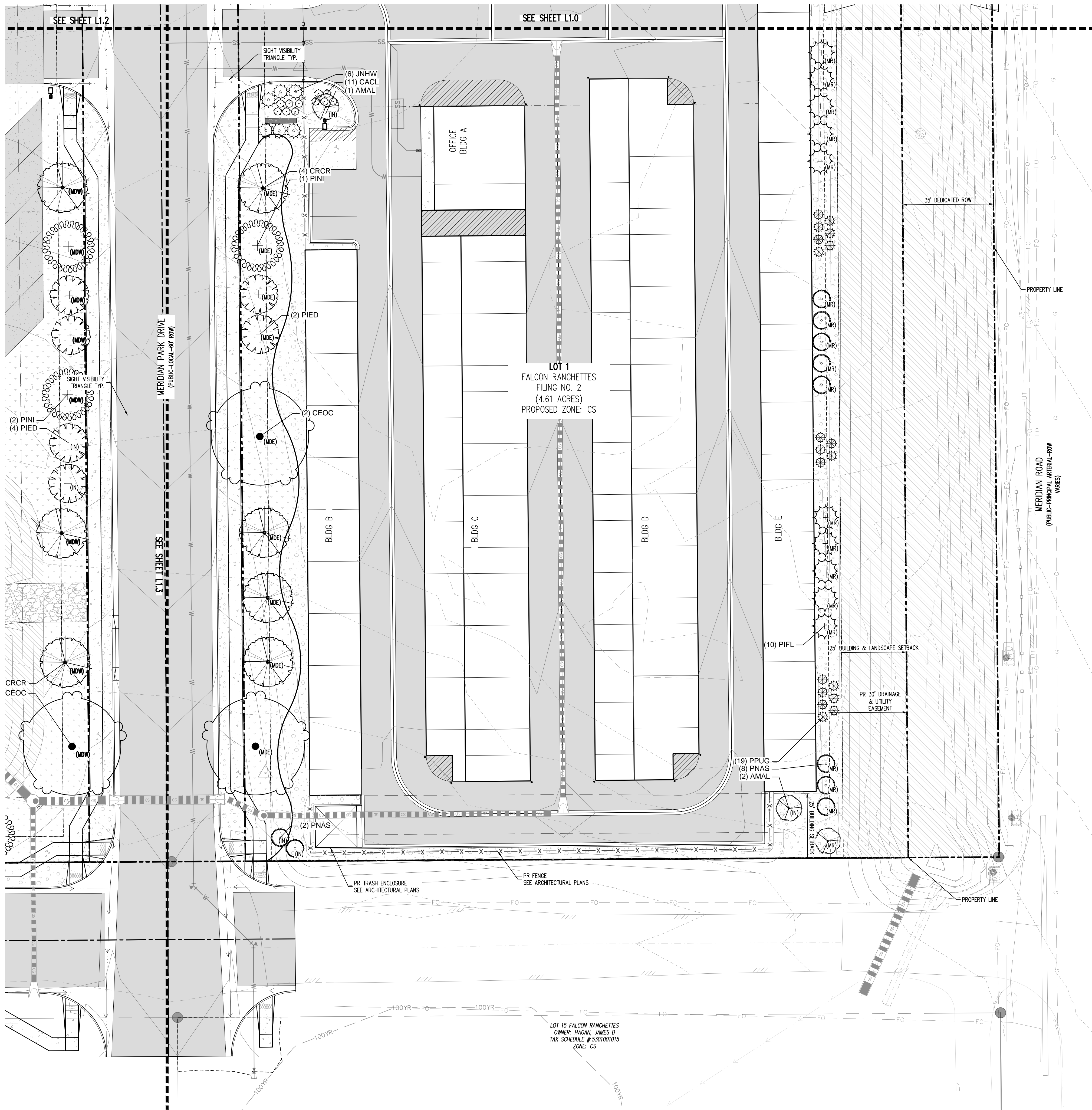
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**PLANNING COMUNITY CONTRACT DIRECTOR:**

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- 811**  
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PPR-2224



KEYMAP  
SCALE: 1"=200'

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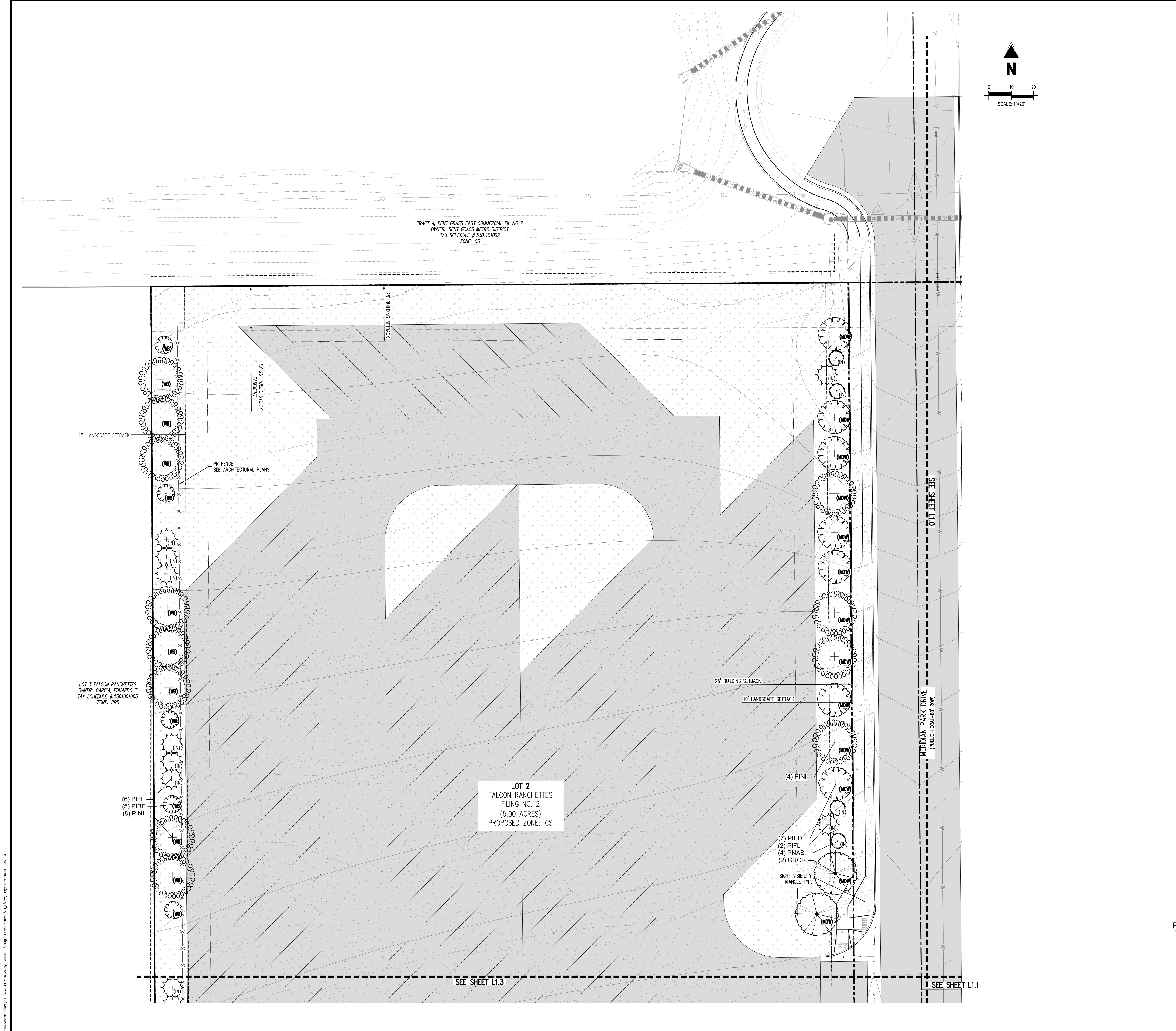
**PLANNING & COMMUNITY DEVELOPMENT DIRECTOR:**  
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**LANDSCAPE PLAN**

**L1.1**

Vertical Scale: 1"=10'. Horizontal Scale: 1"=40'. Date: 08/20/2024. Design: [unclear]

LOT 15 FALCON RANCHETTES  
OWNER: HAGAN, JAMES D  
TAX SCHEDULE #5301001015  
ZONE: CS



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

15' LANDSCAPE SETBACK

PR FENCE  
 SEE ARCHITECTURAL PLANS

LOT 3 FALCON RANCHETTES  
 OWNER: GARCIA, EDUARDO T  
 TAX SCHEDULE #5301001003  
 ZONE: RRS

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

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

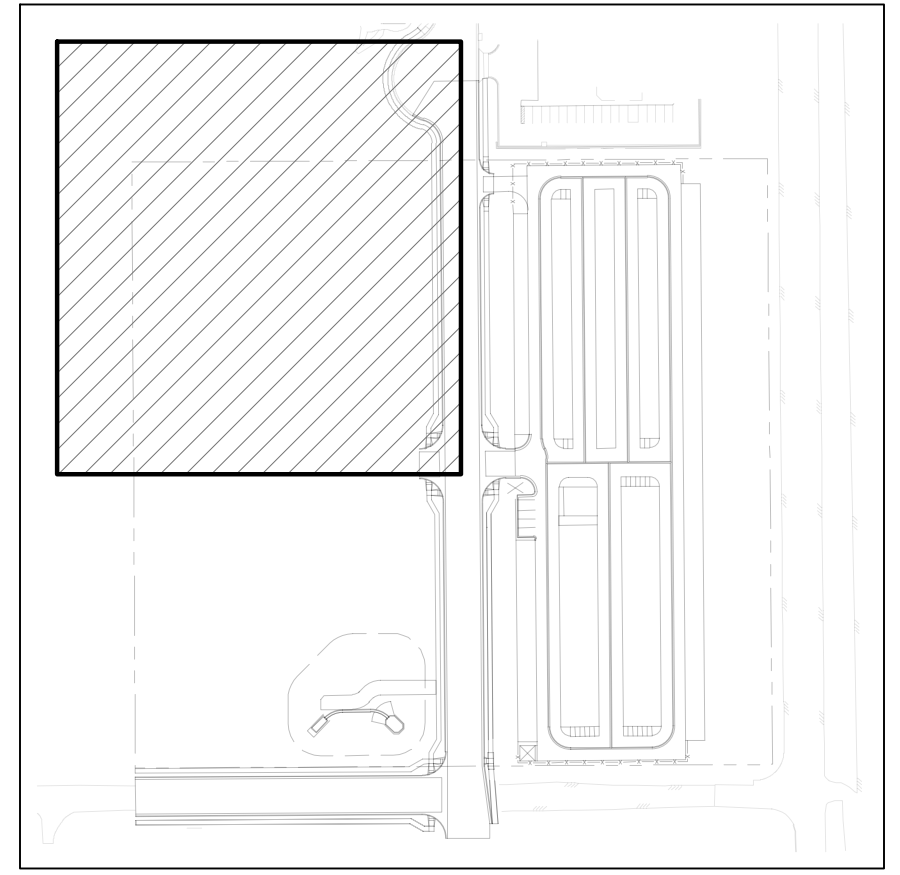
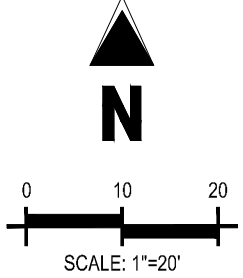
25' BUILDING SETBACK

10' LANDSCAPE SETBACK

(4) PINI

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

SIGHT VISIBILITY  
 TRIANGLE TYP.



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 MERIDIAN STORAGE  
 MERIDIAN STORAGE, LLC  
 PPR23XX

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

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Project No: \_\_\_\_\_  
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 Checked By: \_\_\_\_\_  
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LANDSCAPE PLAN  
**L1.2**

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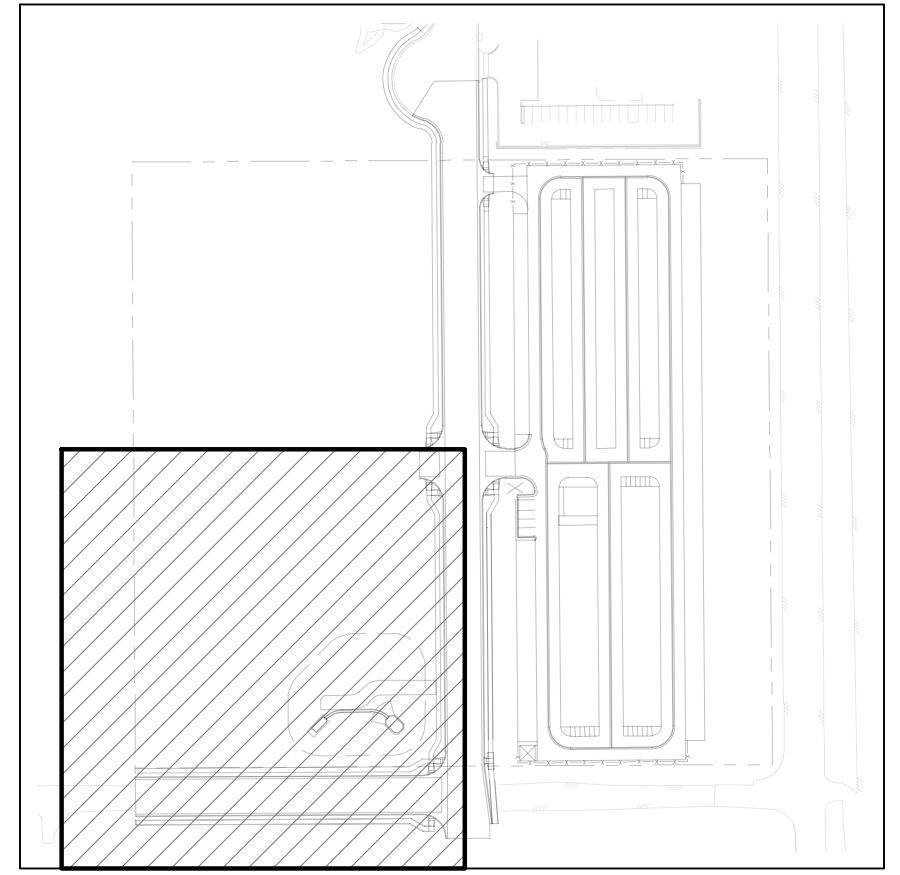
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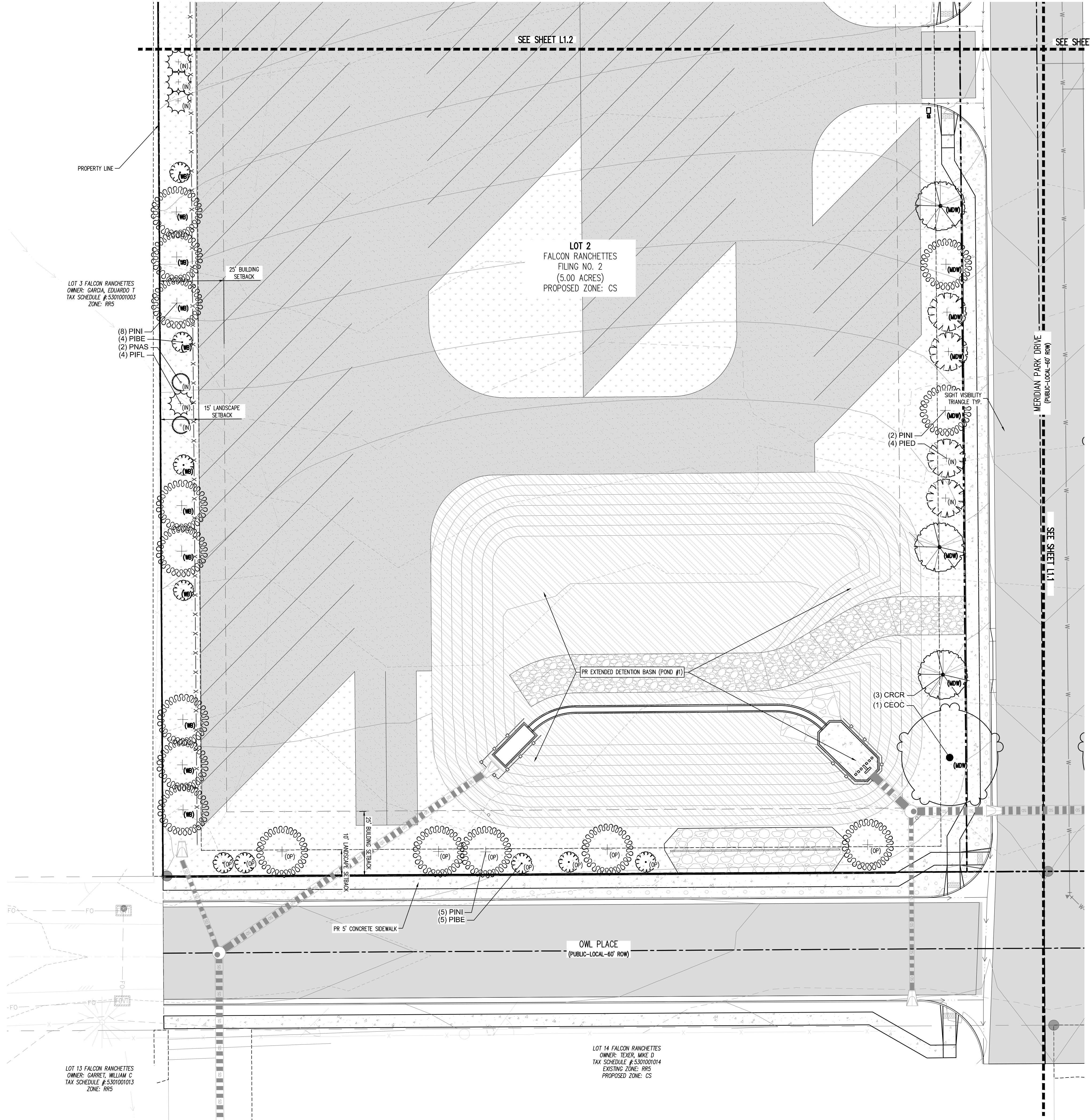
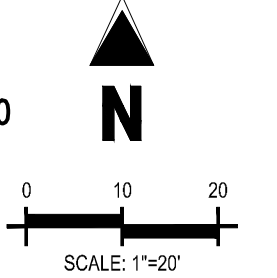
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 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
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LANDSCAPE PLAN

L1.3



KEYMAP  
 SCALE: 1"=200'



**PLANIMETERING COMPANY CONTRACT DIRECTOR:**

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.

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