

# 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

## UTILITY CONSTRUCTION DRAWINGS

### VR239 & PPR2336



#### PROJECT CONTACTS

##### PROPERTY OWNER

MIKE D TEXER  
11750 OWL PLACE  
PEYTON, CO 80831  
TELE: (719) 641-9261  
CONTACT: MIKE D TEXER  
EMAIL: MIKE.TEXER@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 SHROCK, P.E.  
EMAIL: BRADYSHROCK@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 RITTER  
EMAIL: CODY@WMHD.ORG

##### WASTEWATER

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

##### ELECTRIC

MOUNTAIN VIEW ELECTRIC ASSOCIATION  
11140 E. WOODMEN RD.,  
FALCON, CO 80831  
TELE: (801) 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: AARON CASSIO  
EMAIL: ACASSIO@CSU.ORG

##### FIRE

FALCON FIRE PROTECTION DISTRICT  
7030 OLD MERIDIAN RD.,  
FALCON, CO 80831  
TELE: (719) 495-4050  
CONTACT: TREAT HARMO  
EMAIL: THARMO@FALCONFIREPD.ORG

#### LIST OF ABBREVIATIONS

SHT - SHEET  
A - DEFLECTION ANGLE  
L - LENGTH  
R - RADIUS  
CB - CHORD BEARING  
C - CHORD LENGTH  
N - NORTH/NORTHING  
W - WEST  
E - EAST/EASTING  
S - SOUTH  
DET - DETAIL  
EX - EXISTING  
W/J - WITH  
PC - POINT OF CURVATURE/PORTLAND CEMENT  
WVF - WELDED WIRE FABRIC  
VERT - VERTICAL  
OC - ON CENTER  
FDC - FIRE DEPARTMENT CONNECTION  
CT - COURT  
DR - DRIVE  
TYP - TYPICAL  
REC - RECEPTION NUMBER  
Ø, DIA - DIAMETER  
PT - POINT OF TANGENCY  
MIN - MINIMUM  
MAX - MAXIMUM  
HDPE - HIGH DENSITY POLYETHYLENE

#### 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



#### SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	U0.0
2	NOTES	U0.1
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5	WATER PLAN & PROFILE	U2.1
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7	WASTEWATER MAIN RELOCATION	U3.2
8	WATER DETAIL SHEET 1	U4.1
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12	WASTEWATER DETAIL SHEET 1	U5.1

#### 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 WOODMEN 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

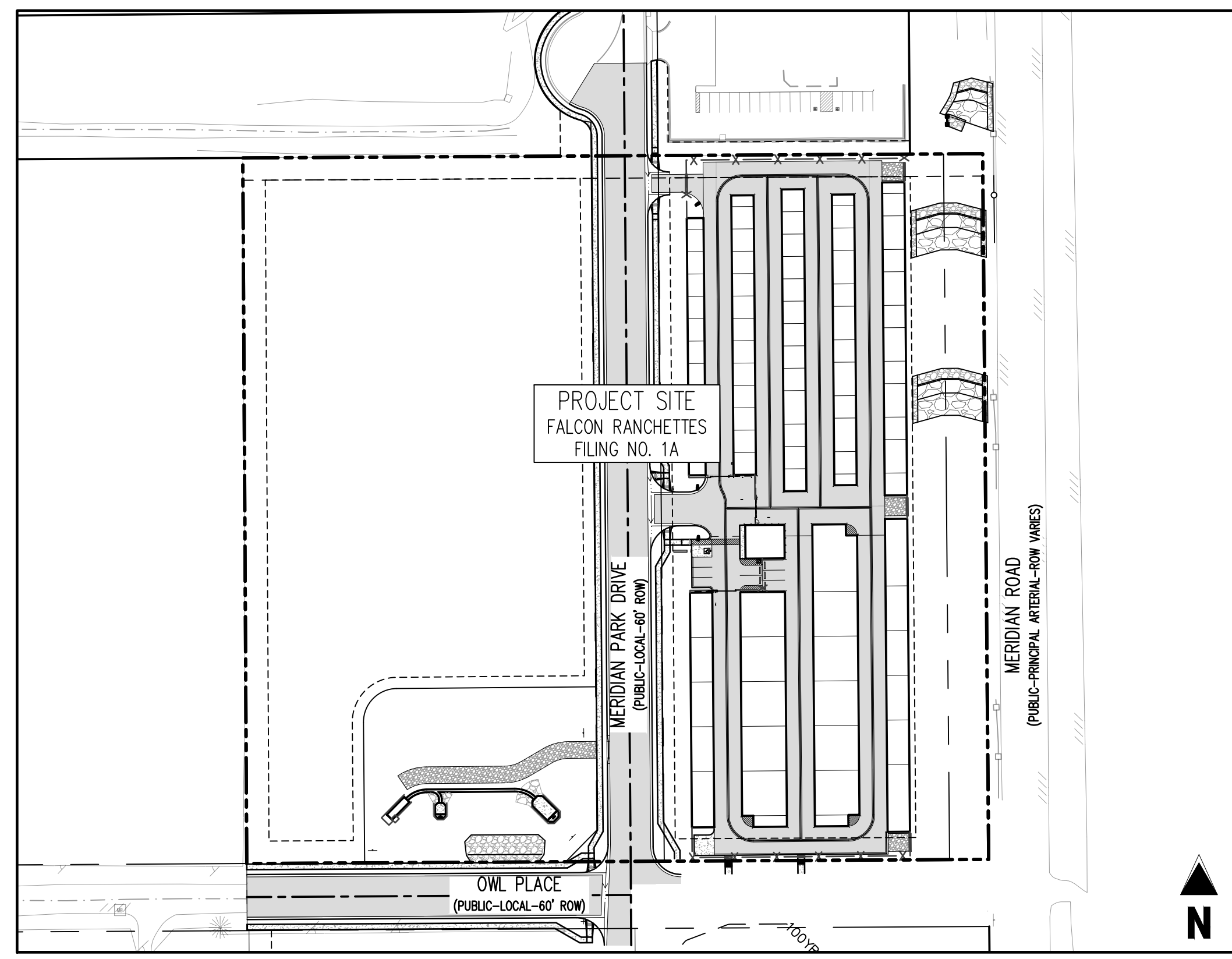
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE SOUTH LINE OF LOTS 2, 3, & 4 OF FALCON RANCHETTES, AND IS CONSIDERED TO BEAR S89°40'45"W, DEFINED BY FOUND MONUMENTS AS FOLLOWS: A NO. 4 REBAR WITH A 1-1/4" 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.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.



#### WATER AND SEWER MAIN EXTENSIONS:

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCES SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

SIGNED Mike Texer DATE 08/04/2025  
OWNER/DEVELOPER  
PRINT NAME Mike Texer  
DBA \_\_\_\_\_  
ADDRESS 5780 Horseshoe Rd  
Colorado Springs, CO 80923

#### FIRE AUTHORITY APPROVAL:

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FIRE PROTECTION DISTRICT Falcon  
SIGNED Curtis L. Kauffman DATE June 16, 2025  
FIRE PROTECTION DISTRICT

#### DISTRICT APPROVALS:

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WOODMEN HILLS METROPOLITAN DISTRICT  
WATER DESIGN APPROVAL  
DATE: 8-28-2025 BY: Cody Ritter  
PROJECT NO. NA

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES SHALL RULE.  
APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WOODMEN HILLS METROPOLITAN DISTRICT  
WASTEWATER DESIGN APPROVAL  
DATE: 8-28-2025 BY: Cody Ritter  
PROJECT NO. NA

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE RULES AND REGULATIONS FOR INSTALLATION OF WASTEWATER MAINS AND SERVICES SHALL RULE.  
APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.



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UTILITY CONSTRUCTION DRAWINGS  
MERIDIAN STORAGE  
MERIDIAN STORAGE, LLC  
VR239 & PPR2336  
STATE OF COLORADO, MERIDIAN ROAD & OWL PLACE  
EL PASO COUNTY, FALCON, CO 80931

#	Date	Issue / Description	Init.
1	08/04/2025	ISSUED FOR CONSTRUCTION	CMWJ
2	12/07/2025	REMOVE RV STORAGE	CMWJ
3	05/22/2026	RELOCATE DROP STRUCTURE	CMWJ

Project No: MRS01  
Drawn By: JDM, BLB  
Checked By: BAS, CMWJ  
Date: 08/04/2025

#### COVER SHEET

VR239 & PPR2336

U0.0  
Sheet 1 of 12





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**VR239 & PPR2336**

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

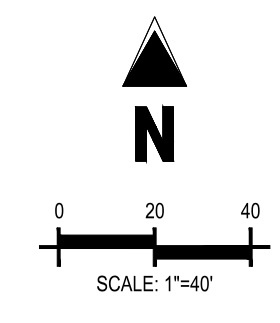
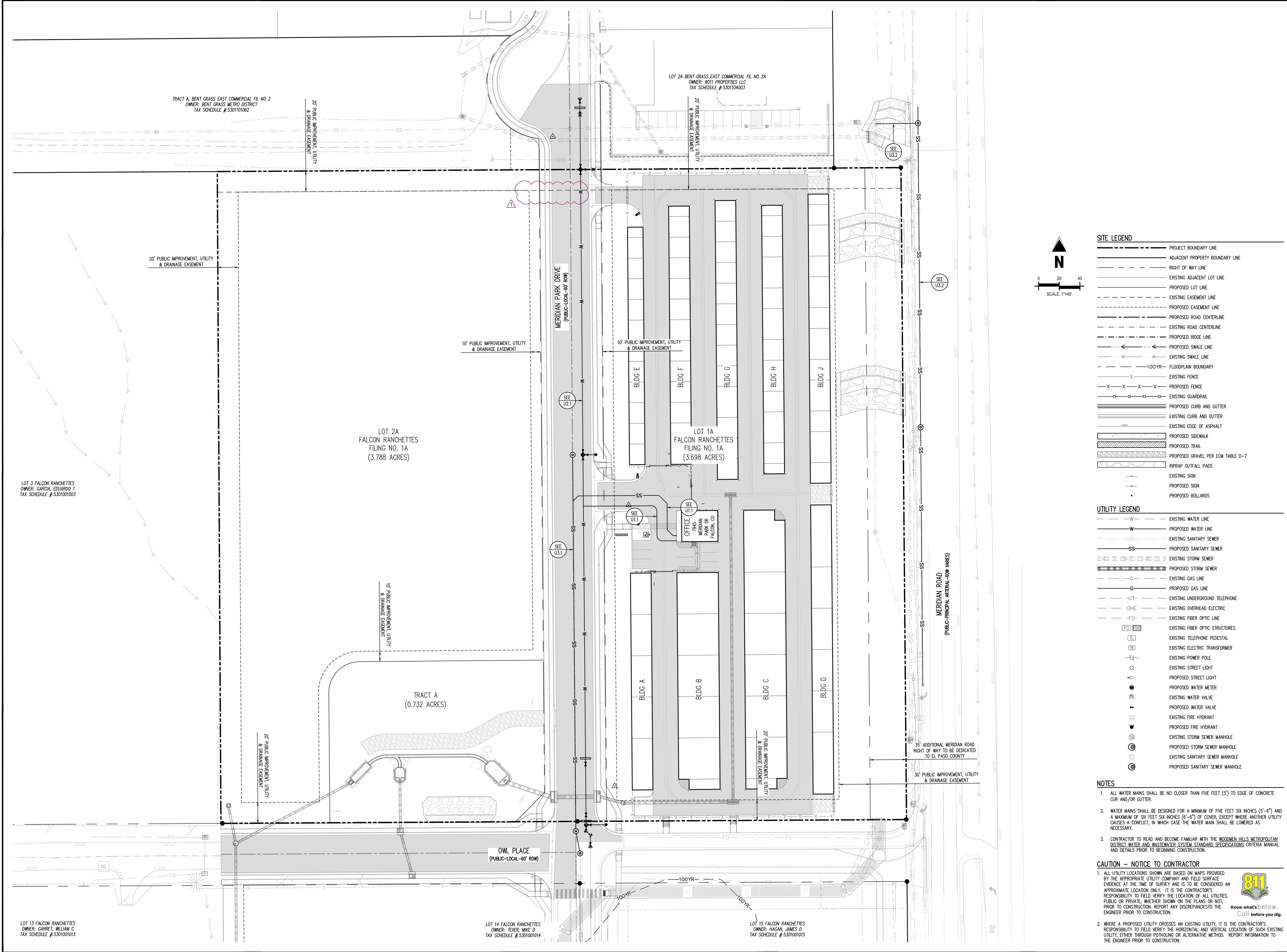
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**OVERALL UTILITY PLAN**

VR239 & PPR2336

**U1.0**  
 Sheet 3 of 12



**SITE LEGEND**

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
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- PROPOSED TRAIL
- PROPOSED GRAVEL PER EGM TABLE D-7
- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED BOLLARDS

**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
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- EXISTING POWER POLE
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- 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**

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- CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

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LOT 13 FALCON RANCHETTES OWNER: GARRET, WILLIAM C TAX SCHEDULE #530101013  
 LOT 14 FALCON RANCHETTES OWNER: TEXER, MIKE D TAX SCHEDULE #530101014  
 LOT 15 FALCON RANCHETTES OWNER: HAGAN, JAMES D TAX SCHEDULE #530101015  
 LOT 2A FALCON RANCHETTES FILING NO. 1A (3.788 ACRES)  
 LOT 1A FALCON RANCHETTES FILING NO. 1A (3.698 ACRES)  
 TRACT A (0.732 ACRES)  
 TRACT A, BENT GRASS EAST COMMERCIAL FL NO 2 OWNER: BENT GRASS METRO DISTRICT TAX SCHEDULE #5301101062  
 LOT 2A BENT GRASS EAST COMMERCIAL FL NO 2A OWNER: 8011 PROPERTIES LLC TAX SCHEDULE #5301104003



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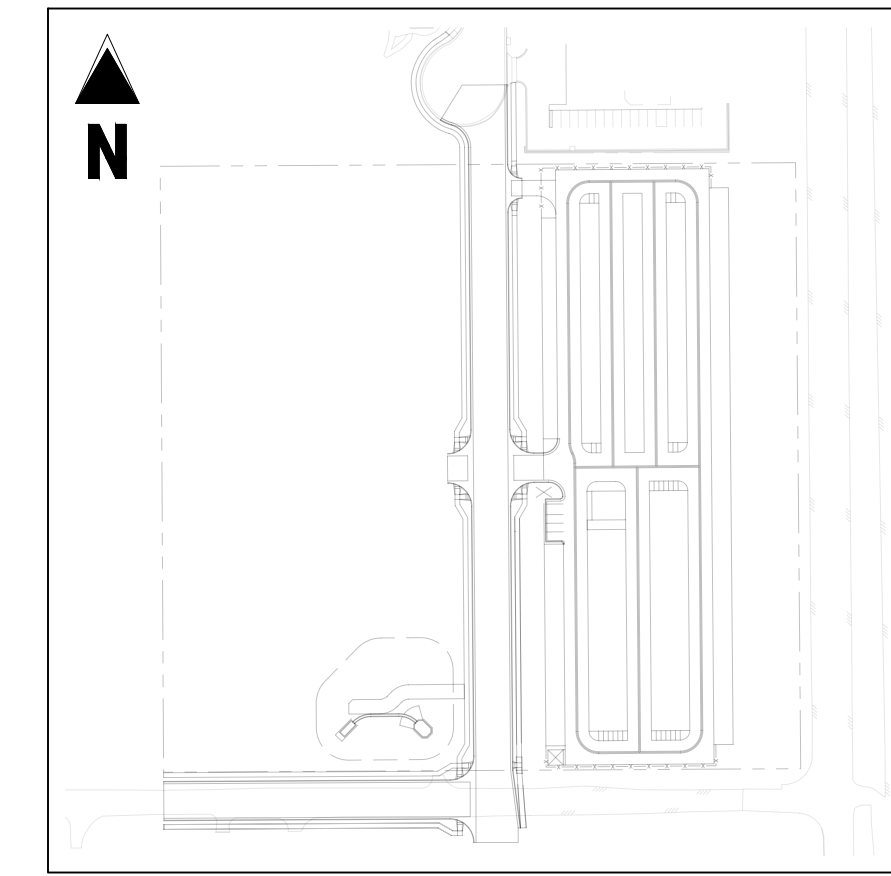
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**UTILITY SERVICE PLAN**

VR239 & PPR2336



**KEYMAP**  
 SCALE: 1"=200'

**SITE LEGEND**

- PROJECT BOUNDARY LINE
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**UTILITY LEGEND**

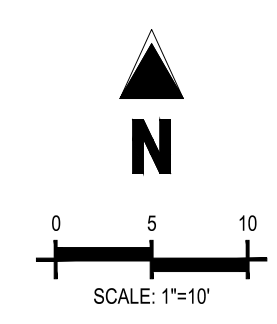
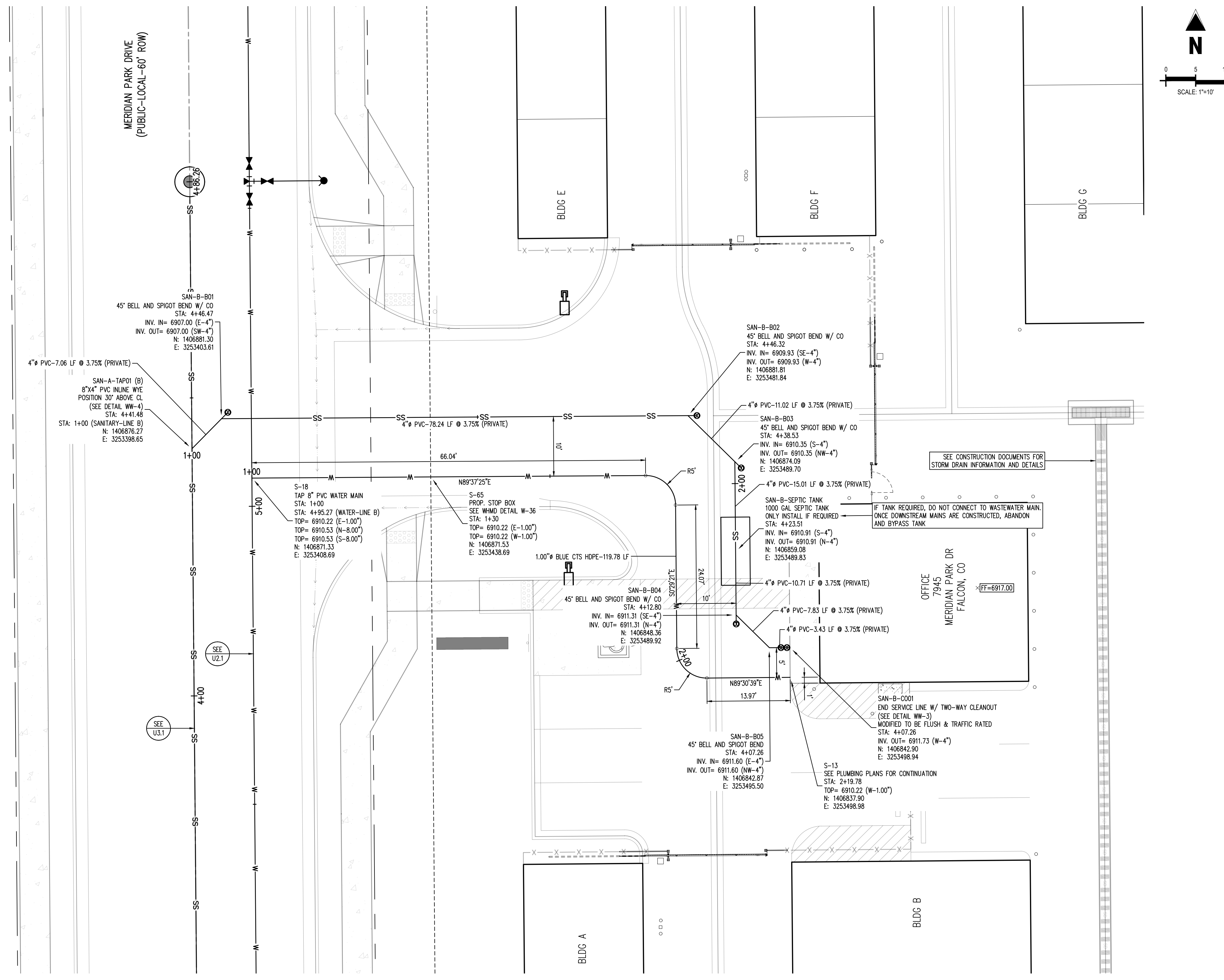
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**UTILITY LEGEND**

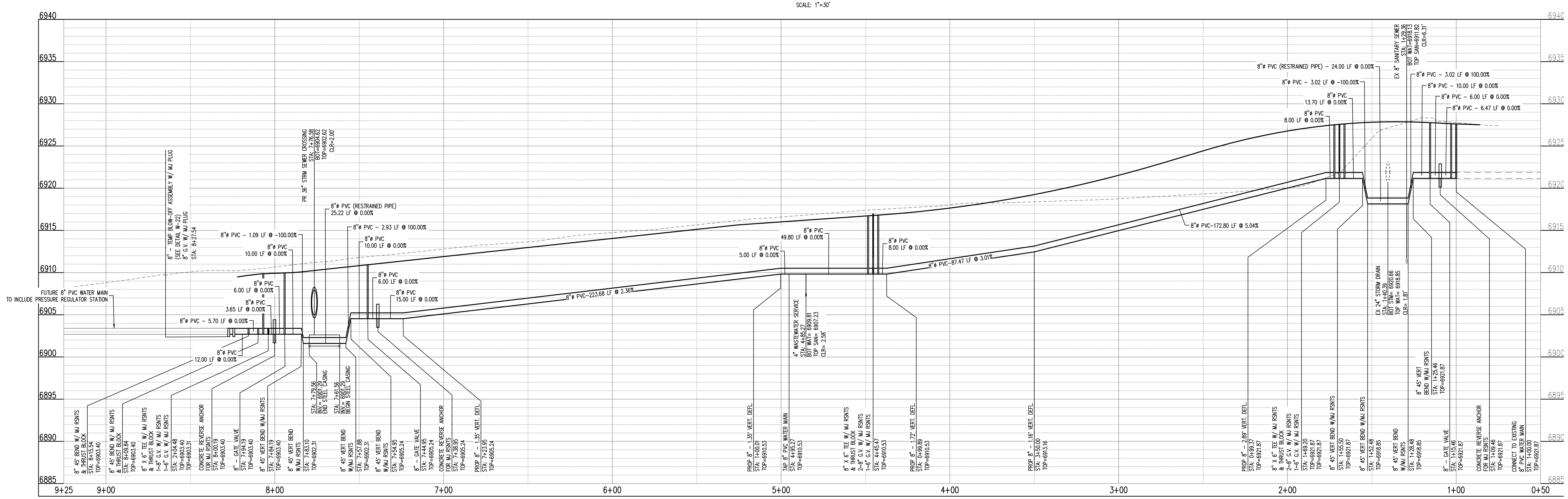
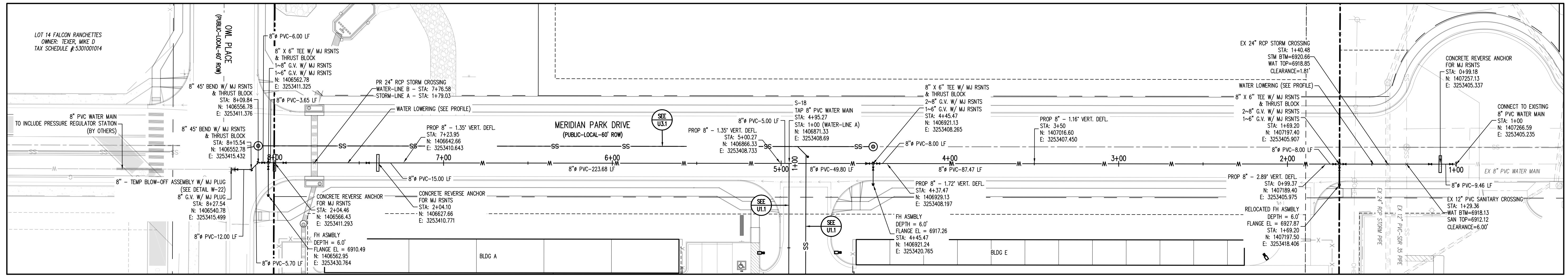
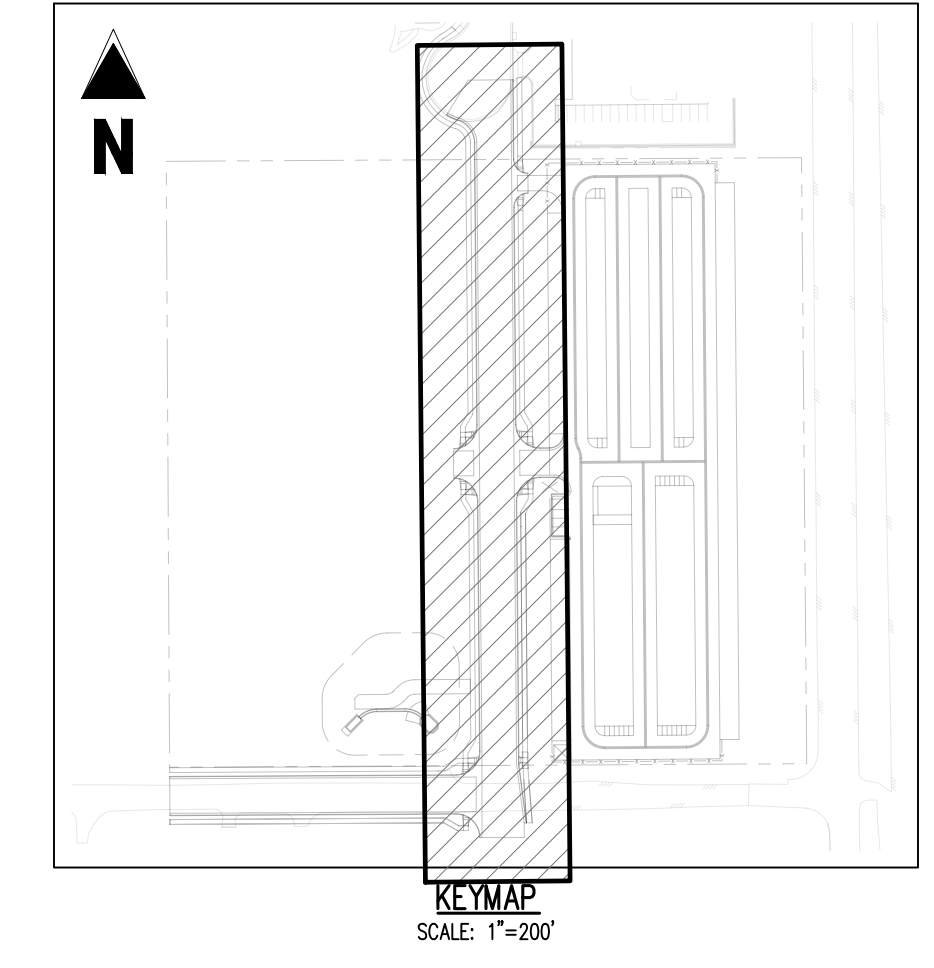
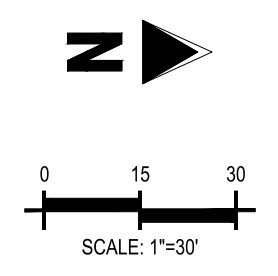
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**CAUTION - NOTICE TO CONTRACTOR**

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**Galloway**  
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 719.900.7220  
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**UTILITY CONSTRUCTION DRAWINGS**  
**MERIDIAN STORAGE**  
**MERIDIAN STORAGE, LLC**  
**VR239 & PPR2336**  
 STATE OF COLORADO, MERIDIAN ROAD & OWL PLACE  
 EL PASO COUNTY, FALCON, CO 80931

#	Date	Issue / Description	Init.
1	08/04/2025	ISSUED FOR CONSTRUCTION	CMWJ
2	12/07/2025	REMOVE RV STORAGE	CMWJ
3	05/22/2026	RELOCATE DROP STRUCTURE	CMWJ

Project No: MRS01  
 Drawn By: JDM, BLS  
 Checked By: BAS, CMWJ  
 Date: 08/04/2025

WATER PLAN & PROFILE





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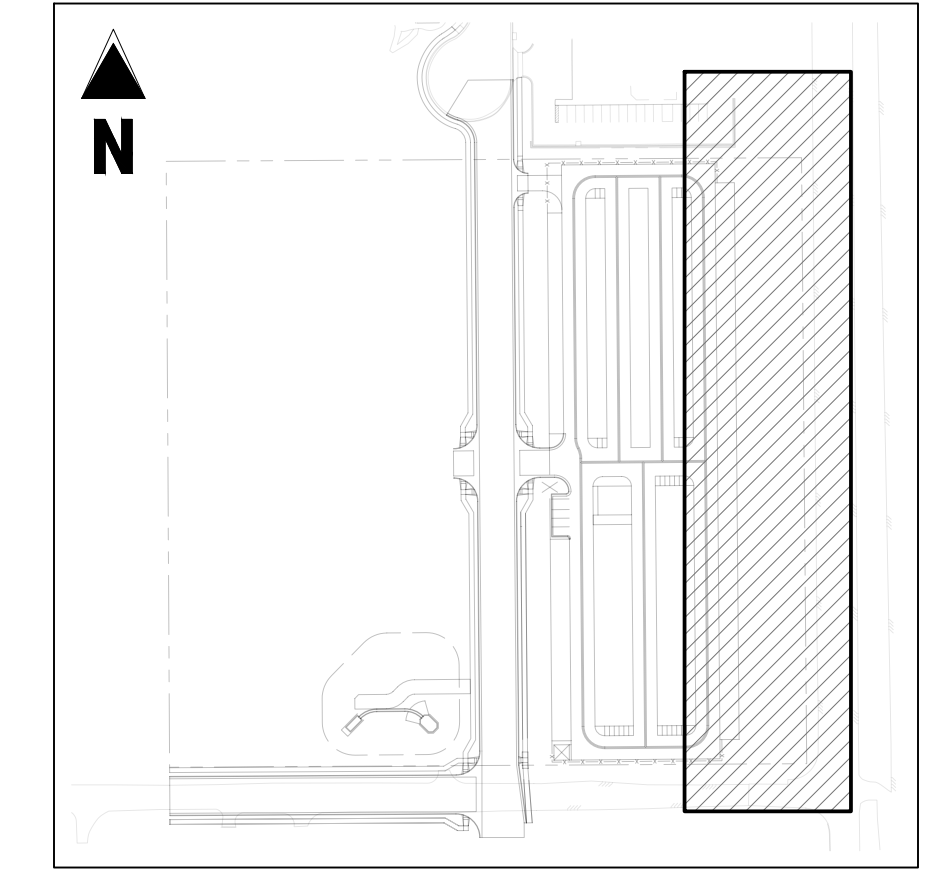
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**WASTEWATER MAIN  
 RELOCATION**

VR239 & PPR2336

**U3.2**  
 Sheet 7 of 12



**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
- FLOODPLAIN BOUNDARY
- 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 EGM TABLE D-7
- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED BOLLARDS

**UTILITY LEGEND**

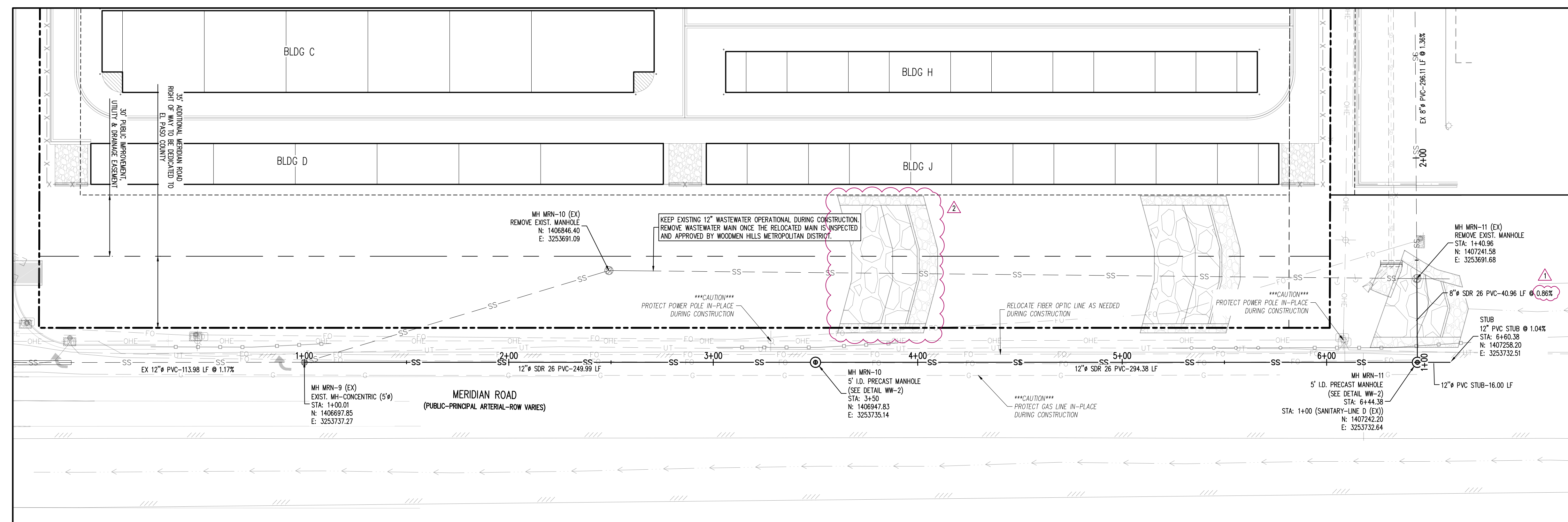
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIBER OPTIC LINE
- EXISTING FIBER OPTIC STRUCTURES
- 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**

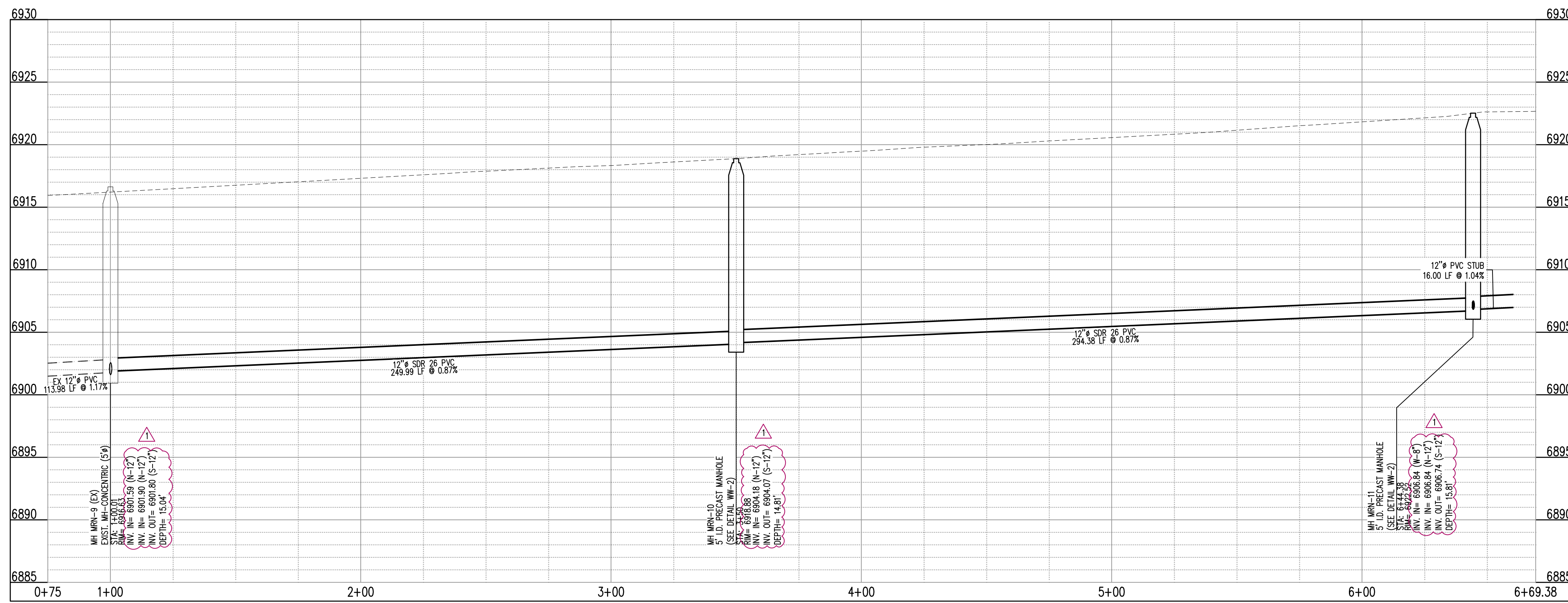
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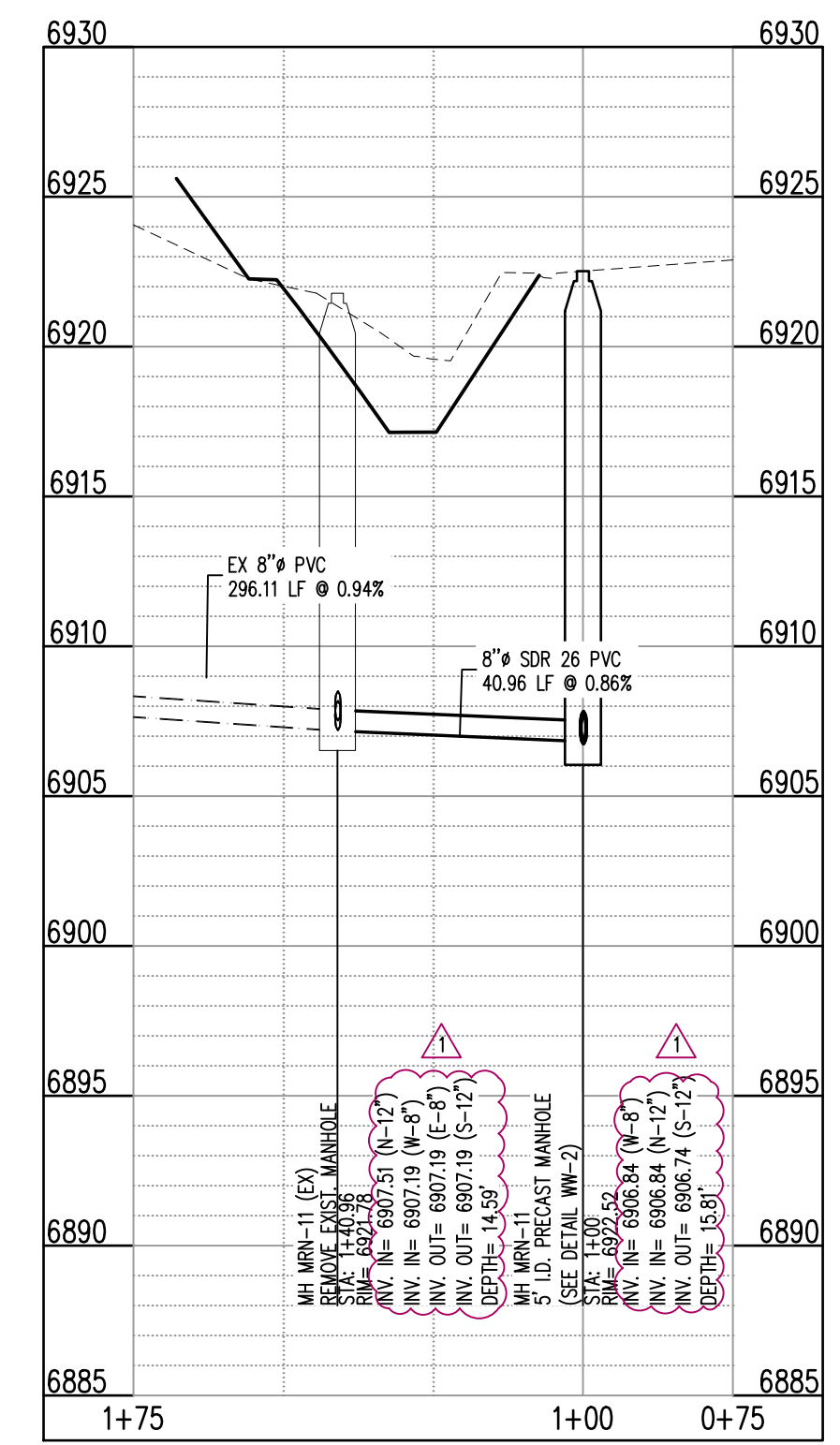
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**SANITARY-LINE C (STA: 0+75 - 6+69.38)**  
 SCALE: 1"=30'



**SANITARY-LINE C (STA: 0+75 - 6+69.38)**  
 SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



**SANITARY-LINE D (STA: 0+75 - 1+75)**  
 SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

WASTEWATER STORAGE LOCATED BY FIELD SURVEY. VERIFY LOCATION THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.









