

# 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

#### 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@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: (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 CASSIDY  
 EMAIL: ACASSID@CSU.ORG

##### FIRE

FALCON FIRE PROTECTION DISTRICT  
 7030 OLD MERIDIAN RD.,  
 FALCON, CO 80831  
 TELE: (719) 495-4050  
 CONTACT: TREAT HARMING  
 EMAIL: THARMING@FALCONFIREP.D.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-000XX. 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	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 SLB.	(N)
6.2.2.G.2.b	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 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	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	63,507 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.2.b	INTERNAL LANDSCAPE	50% LIVE GROUND COVERAGE	63,507 SF INTERNAL LANDSCAPE AREA X 0.5	41,753 SF LIVE COVERAGE	41,753+ SF LIVE COVERAGE	NA
6.2.2.G.1.f	OUTDOOR STORAGE SCREENING	WEST BOUNDARY FRONTAGE	TOTAL WEST BOUNDARY 584 LF	584 LF SCREENED	584 LF SCREENED	NA
6.2.2.G.1.f	OUTDOOR STORAGE SCREENING	OWL PLACE FRONTAGE	TOTAL OWL PLACE FRONTAGE 100 LF	100 LF SCREENED	100 LF SCREENED	NA
6.2.2.G.1.f	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 (50% EVERGREEN)	15 FT & 25 TREES (100% EVERGREEN)	(WB)



VICINITY MAP  
 N.T.S.



#### 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

- 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.



Know what's below.  
 Call before you dig.

**Galloway**

1155 Kelly Johnson Blvd., Suite 305  
 Colorado Springs, CO 80920  
 719.900.7220  
 GallowayUS.com

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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.

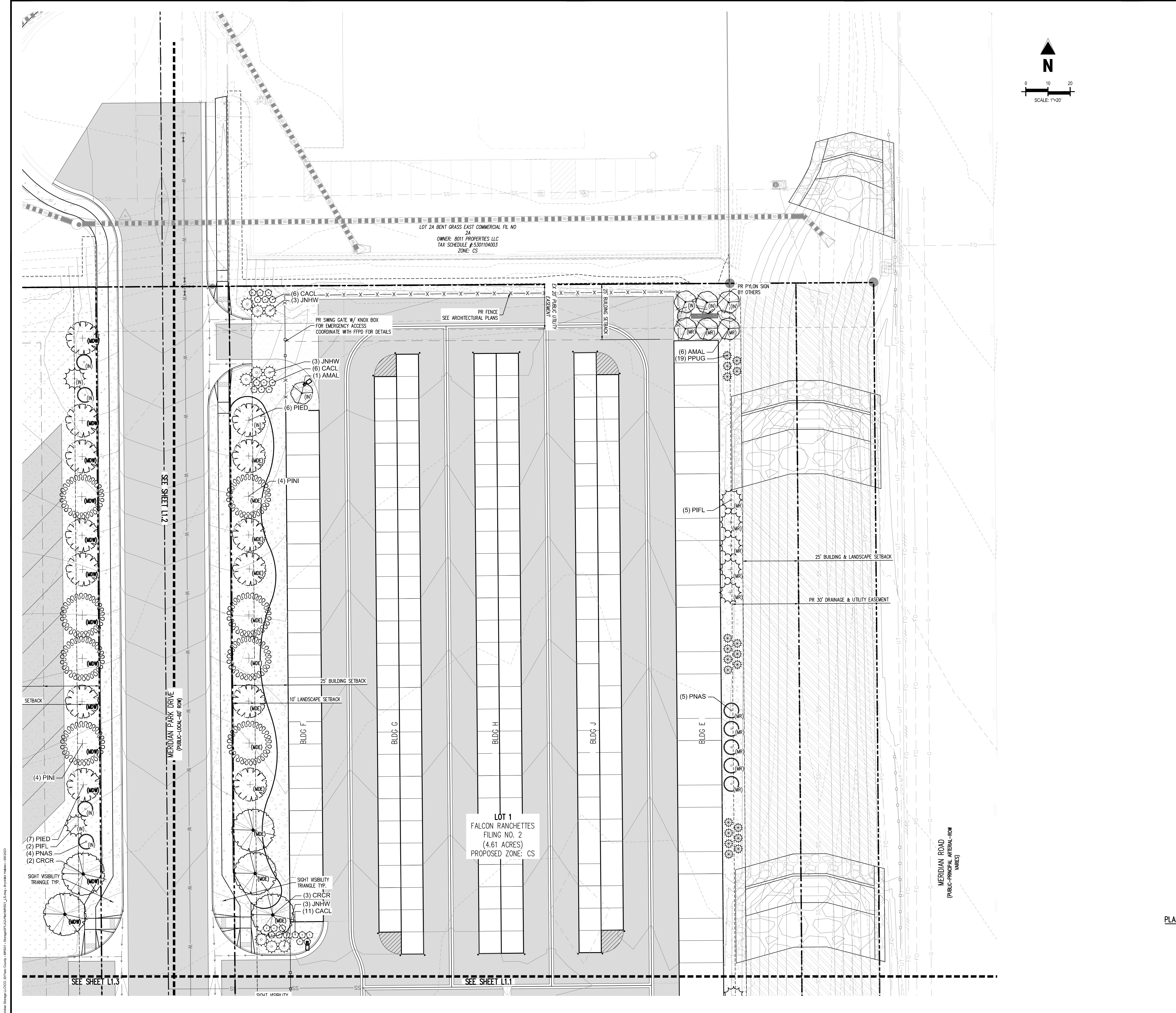
Project No: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Date: \_\_\_\_\_

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR: \_\_\_\_\_

LANDSCAPE PLAN

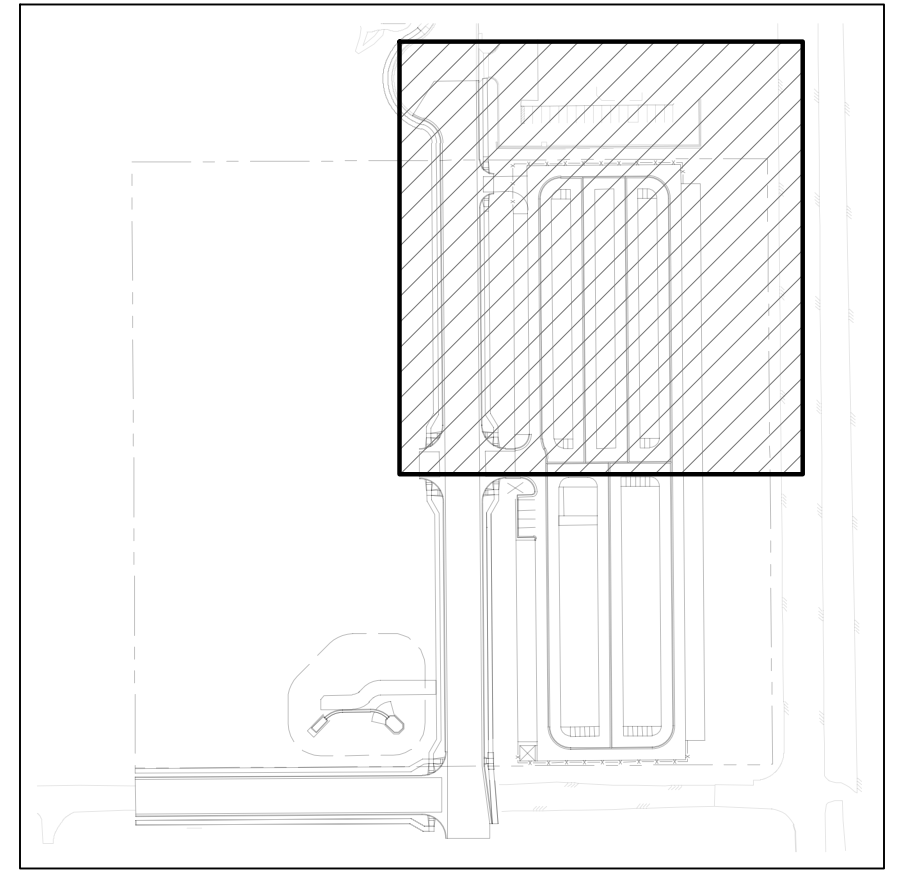
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COUNTY FILE NUMBER:  
 PPR-2224

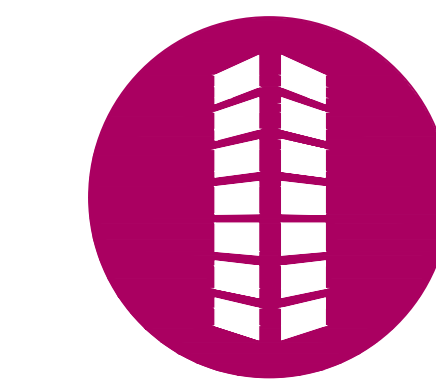
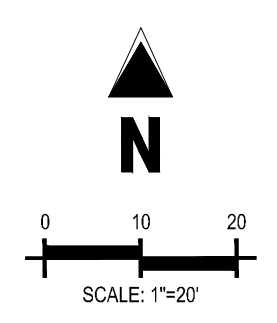


LOT 2A BENT GRASS EAST COMMERCIAL FIL NO 2A  
OWNER: 8011 PROPERTIES LLC  
TAX SCHEDULE #: 5301104003  
ZONE: CS

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



KEYMAP  
SCALE: 1"=200'



SITE DEVELOPMENT PLAN  
MERIDIAN STORAGE  
MERIDIAN STORAGE, LLC  
PPR23XX

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EL PASO COUNTY, FALCON, CO 80931

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LANDSCAPE PLAN

**PLANIMETERING COMPANY CONTRACTOR DIRECTOR:**

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

**811**  
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PPR-2224

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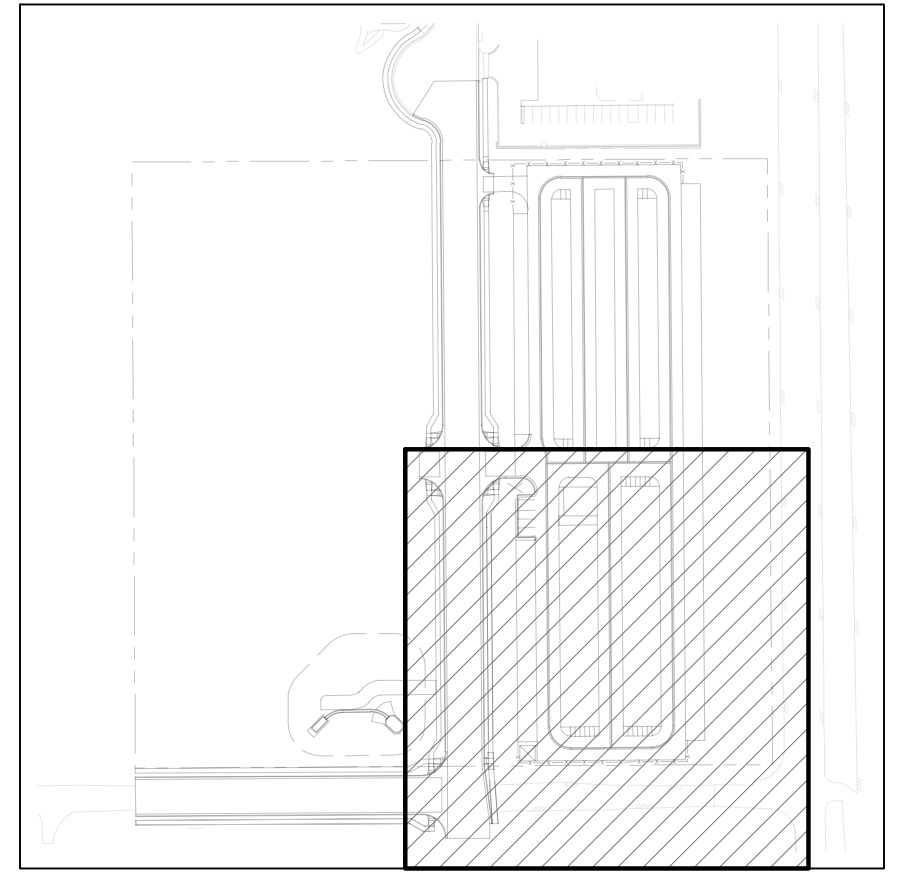
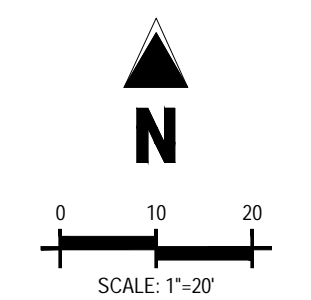
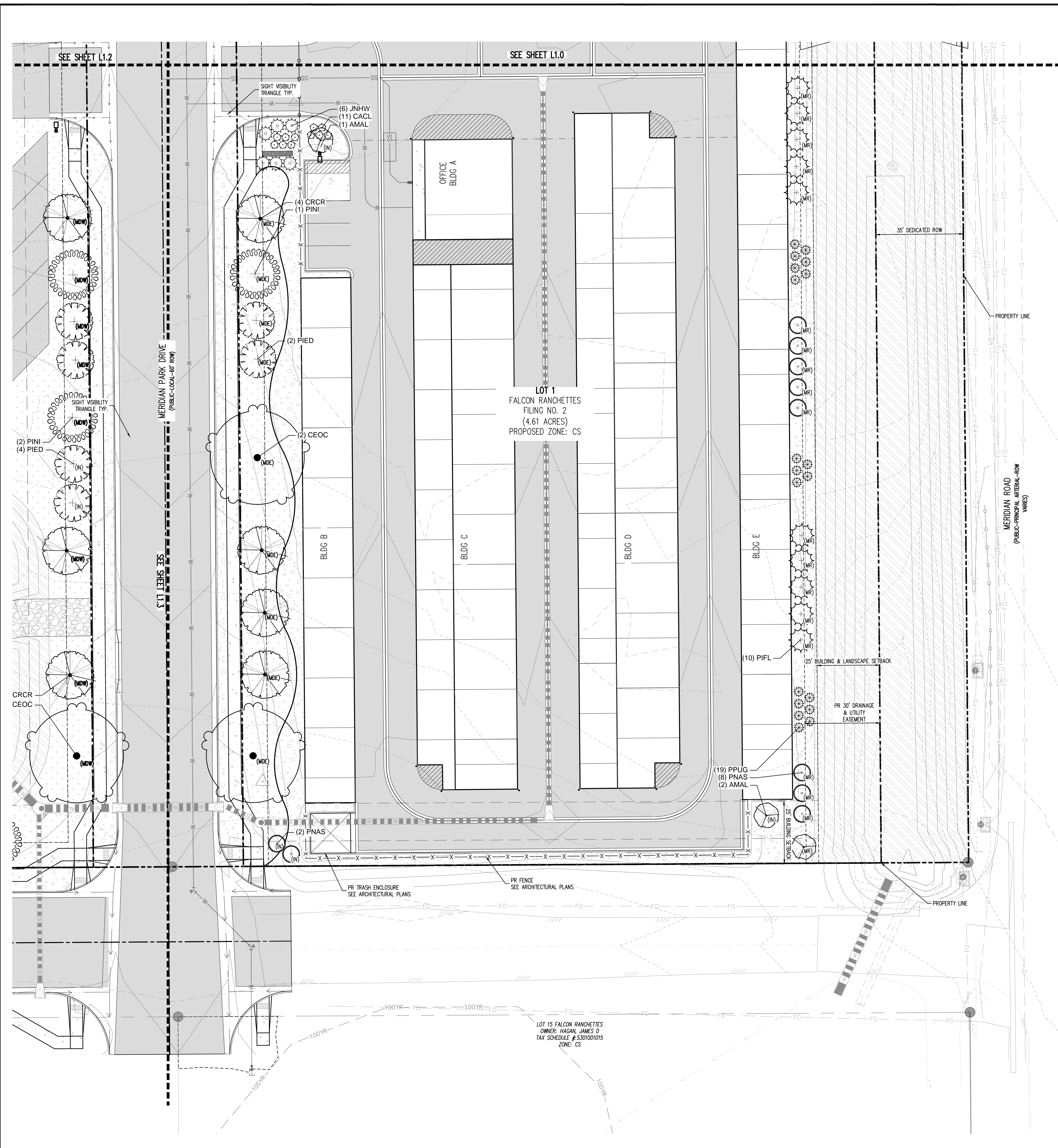
**SITE DEVELOPMENT PLAN**  
**MERIDIAN STORAGE**  
**MERIDIAN STORAGE, LLC**  
**PPR23XX**

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 Checked By: \_\_\_\_\_  
 Date: \_\_\_\_\_

## LANDSCAPE PLAN



**PLANNING & COMMUNITY DEVELOPMENT DIRECTOR**

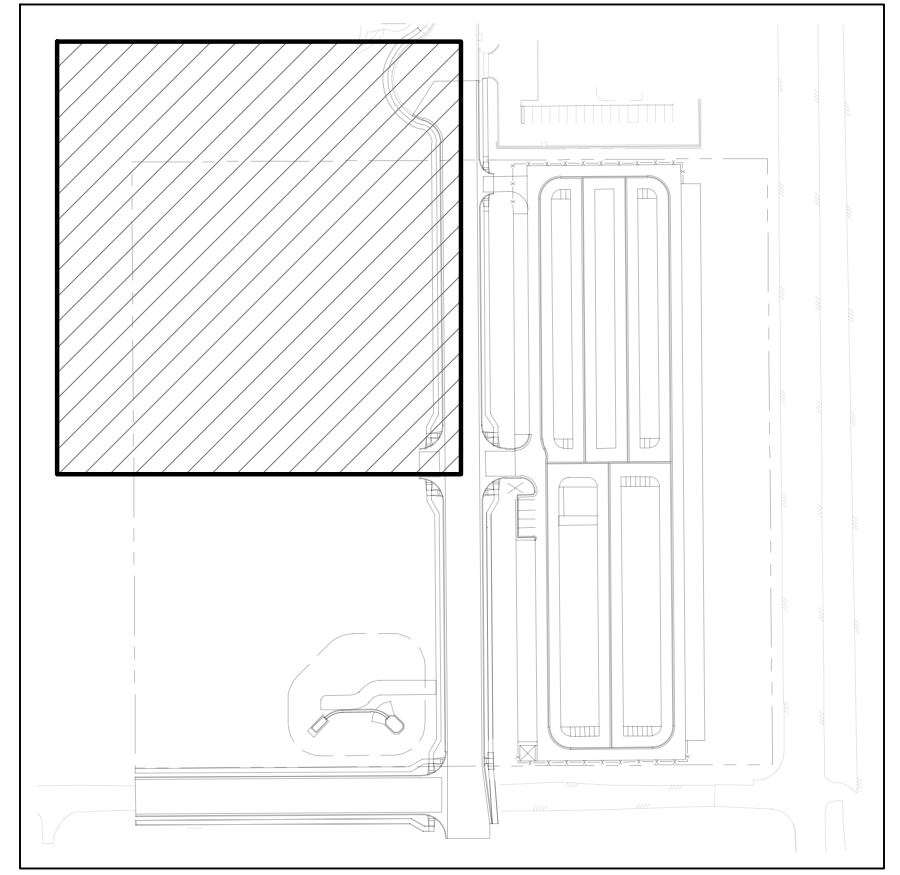
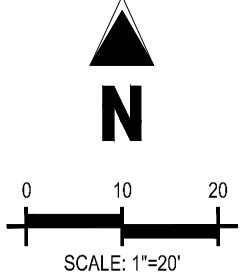
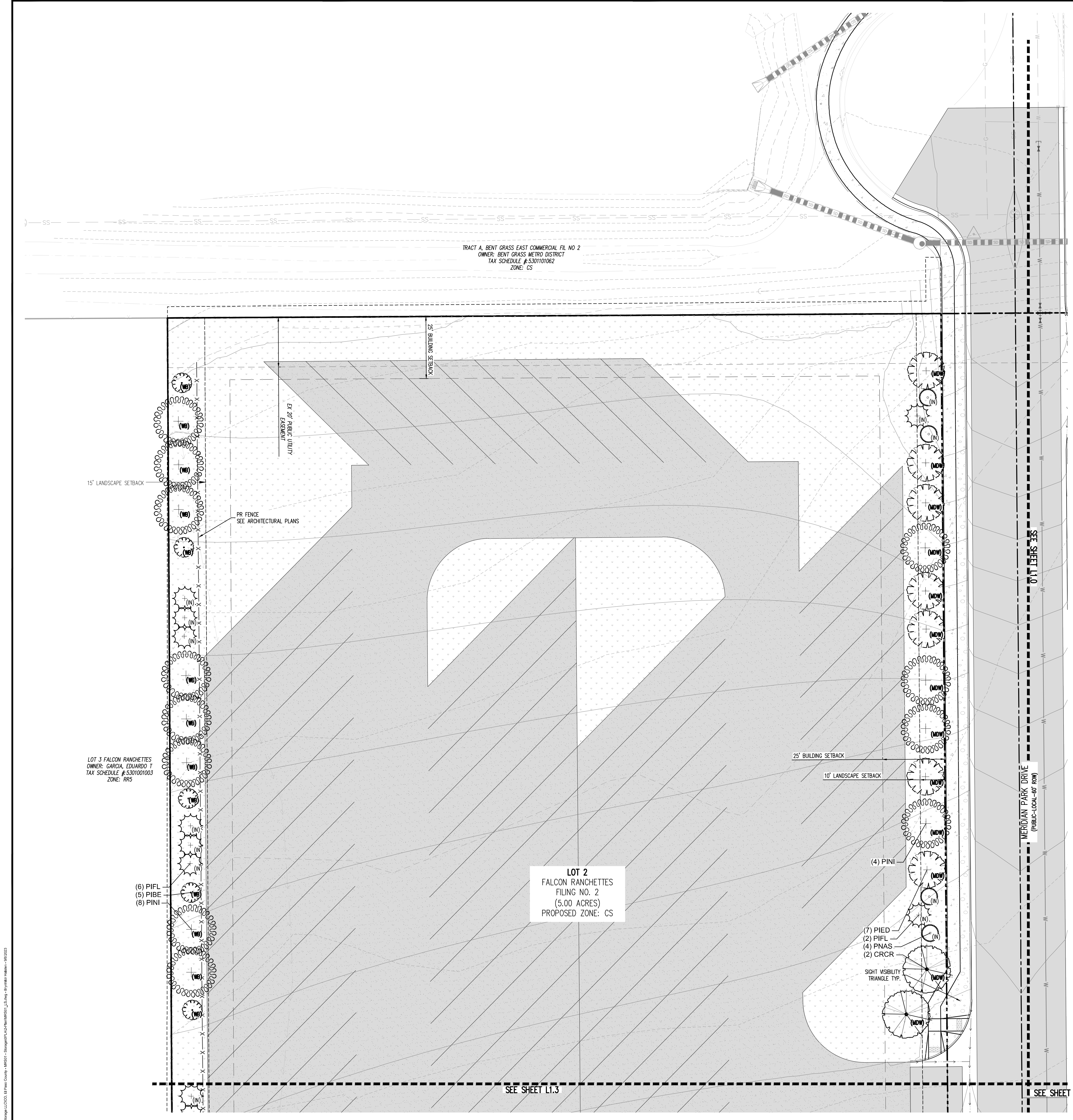
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COUNTY FILE NUMBER:  
 PPR-2224

LANDSCAPE ARCHITECTURE FIRM LICENSE BY PROFESSIONAL REGISTERED ARCHITECTS, LANDSCAPE ARCHITECTS, 1505...



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

TRACT A, BENT GRASS EAST COMMERCIAL FIL NO 2  
OWNER: BENT GRASS METRO DISTRICT  
TAX SCHEDULE # 530110162  
ZONE: CS

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

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

(6) PIPL  
(5) PIBE  
(8) PINI

(4) PINI

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

SIGHT VISIBILITY TRIANGLE TYP.

SEE SHEET L1.3

SEE SHEET L1.1



**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 COMMUNITY DEVELOPMENT 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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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: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Date: \_\_\_\_\_

**PLANNING COMMUNITY CONTRACT DIRECTOR:**

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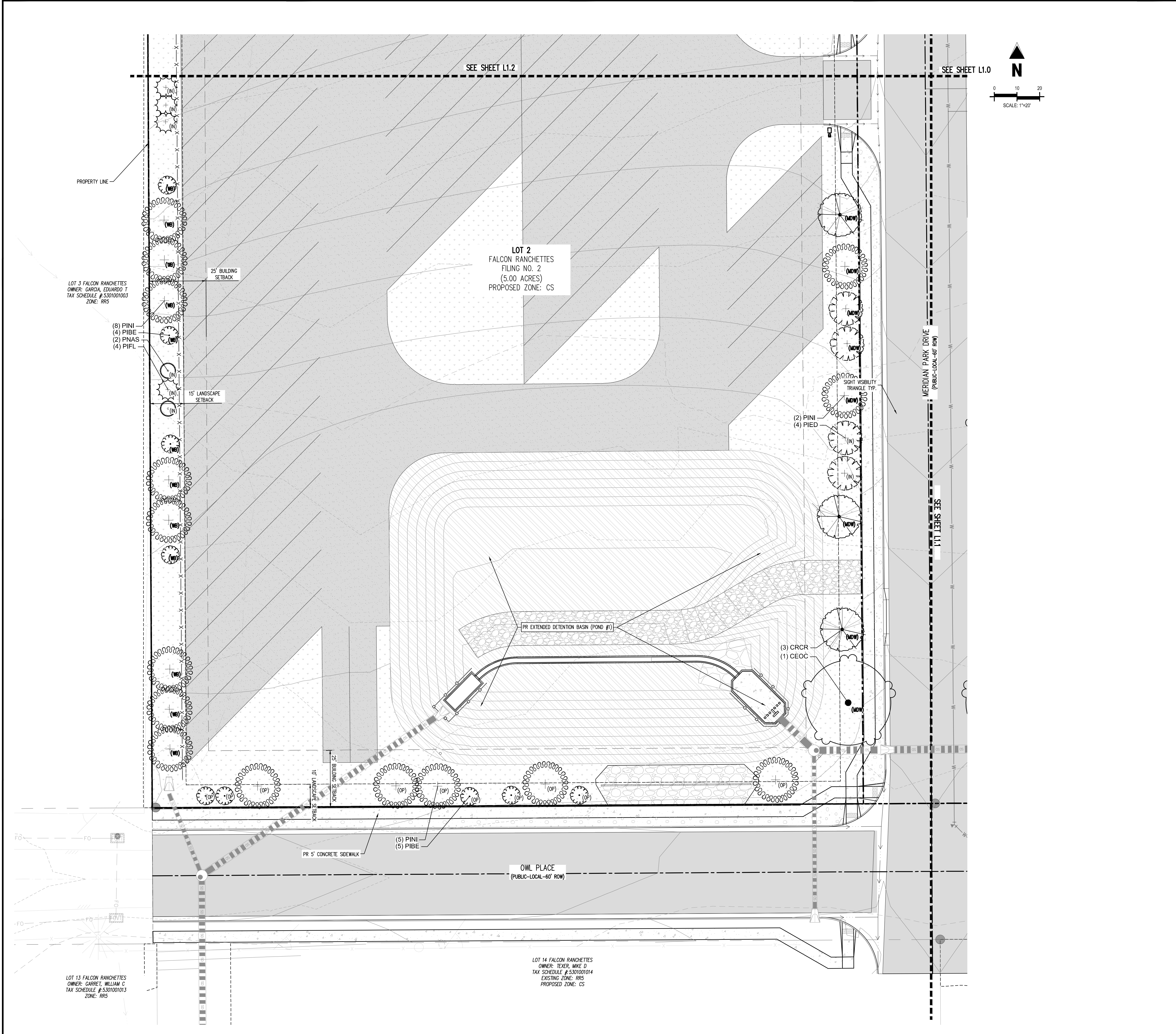
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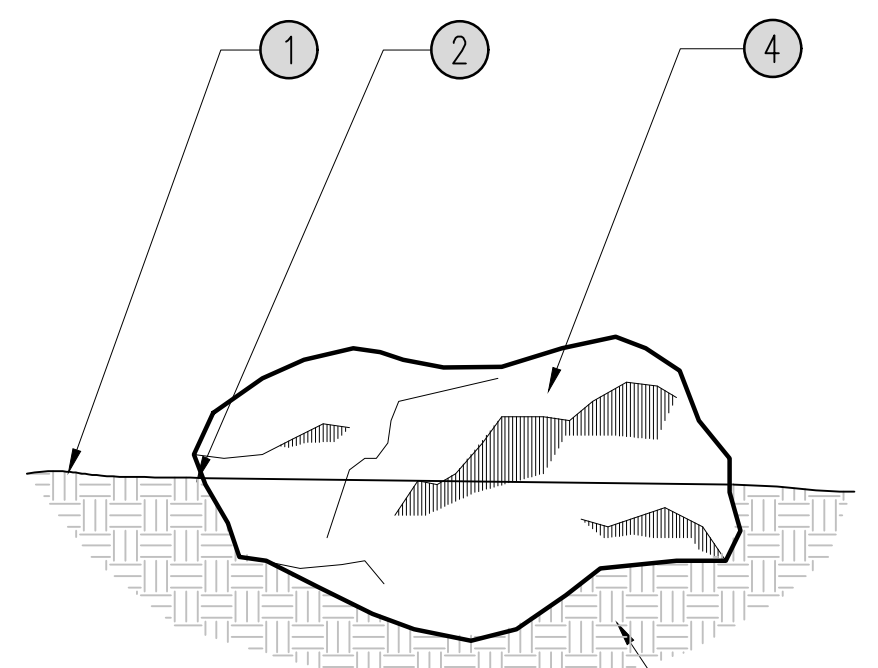
**LANDSCAPE PLAN**



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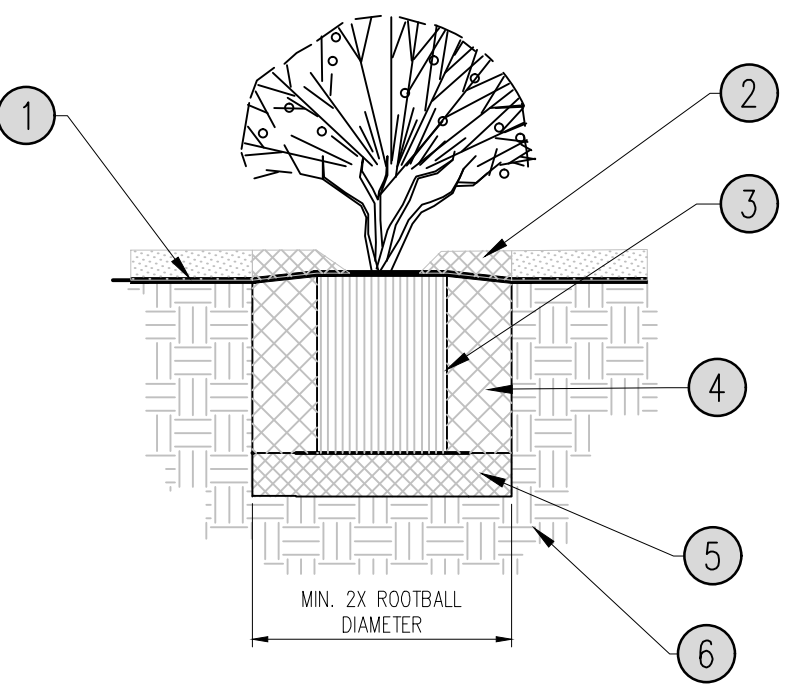
PLANTING NOTES

- GENERAL
1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE...
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES...



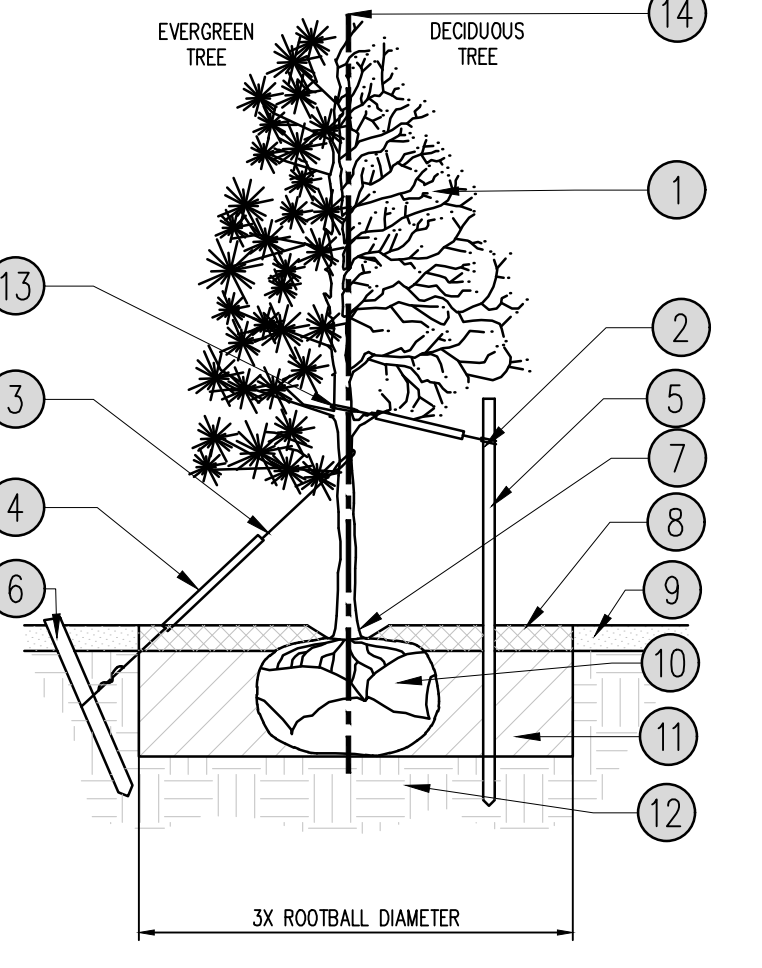
- 1 FINISH GRADE
2 1/3 TO 1/2 OF BOULDER SHALL BE BURIED
3 COMPACTED SUBGRADE
4 HARVEST BOULDERS FROM A LOCAL SOURCE...

1 LANDSCAPE BOULDER



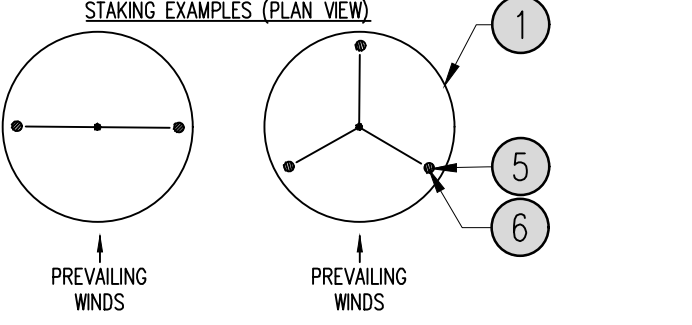
- 1 FINISH GRADE... SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2 SHREDDED BARK MULCH... 3 MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3 PLANT ROOT BALL... SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE...

2 SHRUB/PERENNIAL PLANTING



- 1 TREE CANOPY
2 NYLON TREE STRIPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADEN WITH NAILS
3 12 GAUGE GALVANIZED WIRE... SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE...



3 TREE PLANTING

- PLANTING
17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND...
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES...
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS...

- IRRIGATION
1. AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
SOIL TESTING NOTE:
1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT...

- LANDSCAPE GUARANTEE AND MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SO2, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE...
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS...

- UTILITY NOTES
1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS...

LOT 1 PLANT SCHEDULE

Table with columns: DECIDUOUS TREES, EVERGREEN TREES, ORNAMENTAL TREES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, MULCH, and SOD/SEED. Lists species like Common Hackberry, Pinon Pine, and various mulch types with quantities.

LOT 2 PLANT SCHEDULE

Table with columns: DECIDUOUS TREES, EVERGREEN TREES, ORNAMENTAL TREES, MULCH, and SOD/SEED. Lists species like Baby Blue Eyes Colorado Blue Spruce and various mulch types with quantities.

NATIVE SEED INFORMATION TABLE

Table with columns: COMMON NAME, SCIENTIFIC NAME, GROWTH HABIT/FORM, % OF MIX, IRRIGATED BROADCAST, IRRIGATED HYDRASEED. Lists seeds like Buffalo Grass and Blue Grama.



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

Table with columns: #, Date, Issue / Description, Init. for tracking plan changes.

LANDSCAPE NOTES & DETAILS

L2.0