

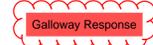
MERIDIAN STORAGE, LLC

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

CONSTRUCTION DRAWINGS

VR239 & PPR2336



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

PROJECT CONTACTS

PROPERTY OWNER

MIKE D TEXER  
WOODMEN HILLS DISTRICT  
8046 EASTONVILLE ROAD  
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CIVIL ENGINEER

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LANDSCAPE ARCHITECT

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SURVEYOR

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CITY & UTILITY CONTACTS

WATER

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

WASTEWATER

WOODMEN HILLS METRO DISTRICT  
8046 EASTONVILLE ROAD  
FALCON, CO 80831  
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EMAIL: CODY@WHMD.ORG

ELECTRIC

MOUNTAIN VIEW ELECTRIC ASSOCIATION  
11140 E WOODMEN RD.,  
FALCON, CO 80831  
TELE: (800) 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

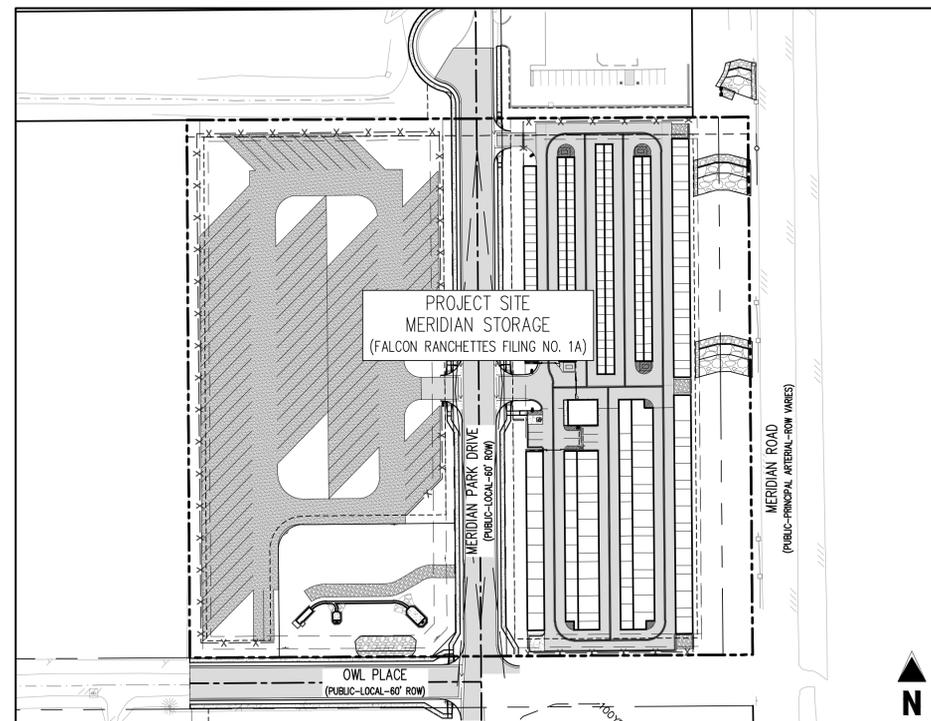
FALCON FIRE PROTECTION DISTRICT  
7030 OLD MERIDIAN RD.,  
FALCON, CO 80831  
TELE: (719) 495-4050  
CONTACT: TREAT HARMING  
EMAIL: THARMING@FALCONFIREPD.ORG

LIST OF ABBREVIATIONS

SHT - SHEET  
A - DEFLECTION ANGLE  
L - LENGTH  
R - RADIUS  
CB - CHORD BEARING  
CL - CHORD LENGTH  
N - NORTH/NORTHING  
W - WEST  
E - EAST/EASTING  
S - SOUTH  
DET - DETAIL  
EX - EXISTING  
W/F - WITH  
PC - POINT OF CURVATURE/PORTLAND CEMENT  
W/F - 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



VICINITY MAP  
SCALE: 1"=1000'



SITE MAP  
SCALE: 1"=100'

SHEET LIST TABLE		
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1	COVER SHEET	CO.0
2	NOTES	CO.1
3	EXISTING CONDITIONS & DEMO PLAN	C1.1
4	SITE PLAN	C2.1
5	HORIZONTAL CONTROL PLAN	C2.2
6	SITE DETAILS	C2.3
7	SITE DETAILS	C2.4
8	MERIDIAN PARK DRIVE	C3.1
9	OWL PLACE	C3.2
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21	CHANNEL PLAN & PROFILE	C6.1
22	DROP STRUCTURE 2 & 3 DETAILS	C7.1
23	DROP STRUCTURE 1 DETAILS	C7.2
24	DROP STRUCTURE GENERAL DETAILS	C7.3
25	CHANNEL SECTIONS	C8.1

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 8.604 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 SOUTHWEST 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.

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

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.

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.

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.



EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E.  
COUNTY ENGINEER / EGM ADMINISTRATOR

DATE

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

Mike Texer  
MIKE D. TEXER

05/15/2024  
DATE

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Brady A. Shyroch  
BRADY A. SHYROCK, COLORADO P.E. NO. 0038164



DATE

Project No: MRS01  
Drawn By: JDM  
Checked By: BAS, CMWJ  
Date: 05/06/2024

COVER SHEET

VR239 & PPR2336

C0.0  
Sheet 1 of 25







