

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

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 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 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: (800) 388-9881
CONTACT: GINA PERRY
EMAIL: GINA.PERRY@MVEA.COOP

NATURAL GAS

COLORADO SPRINGS UTILITIES
7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150
COLORADO SPRINGS, CO 80920
(719) 688-5573
CONTACT: ARRON CASSIDY
EMAIL: ACASSIDY@CSU.ORG

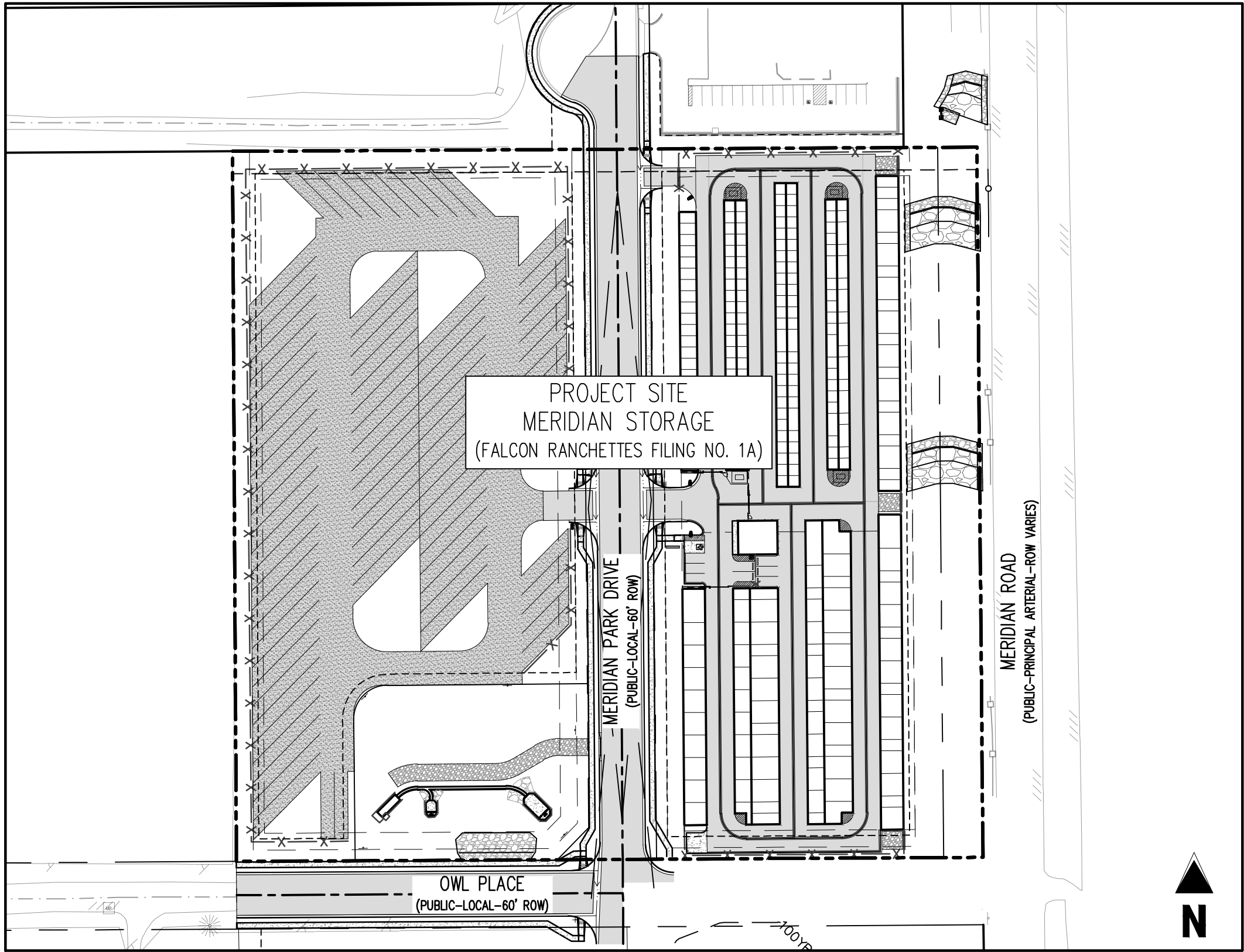
FIRE

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



VCINITY MAP

0 200 500 1000
SCALE: 1"=1000'



SITE MAP

0 20 50 100
SCALE: 1"=100'

LIST OF ABBREVIATIONS

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

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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 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

05/15/2024

MIKE D. TEXER

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. Shyrock



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

DATE

Galloway

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

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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

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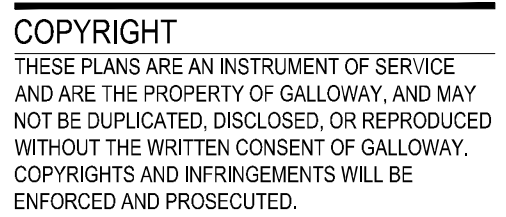
Project No: MRS01
Drawn By: JDM
Checked By: BAS, CMWJ
Date: 05/06/2024

COVER SHEET

VR239 & PPR2336

C0.0

Sheet 1 of 25



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

C2.1
Sheet 4 of 25





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EL PASO COUNTY, FALCON, CO 80931

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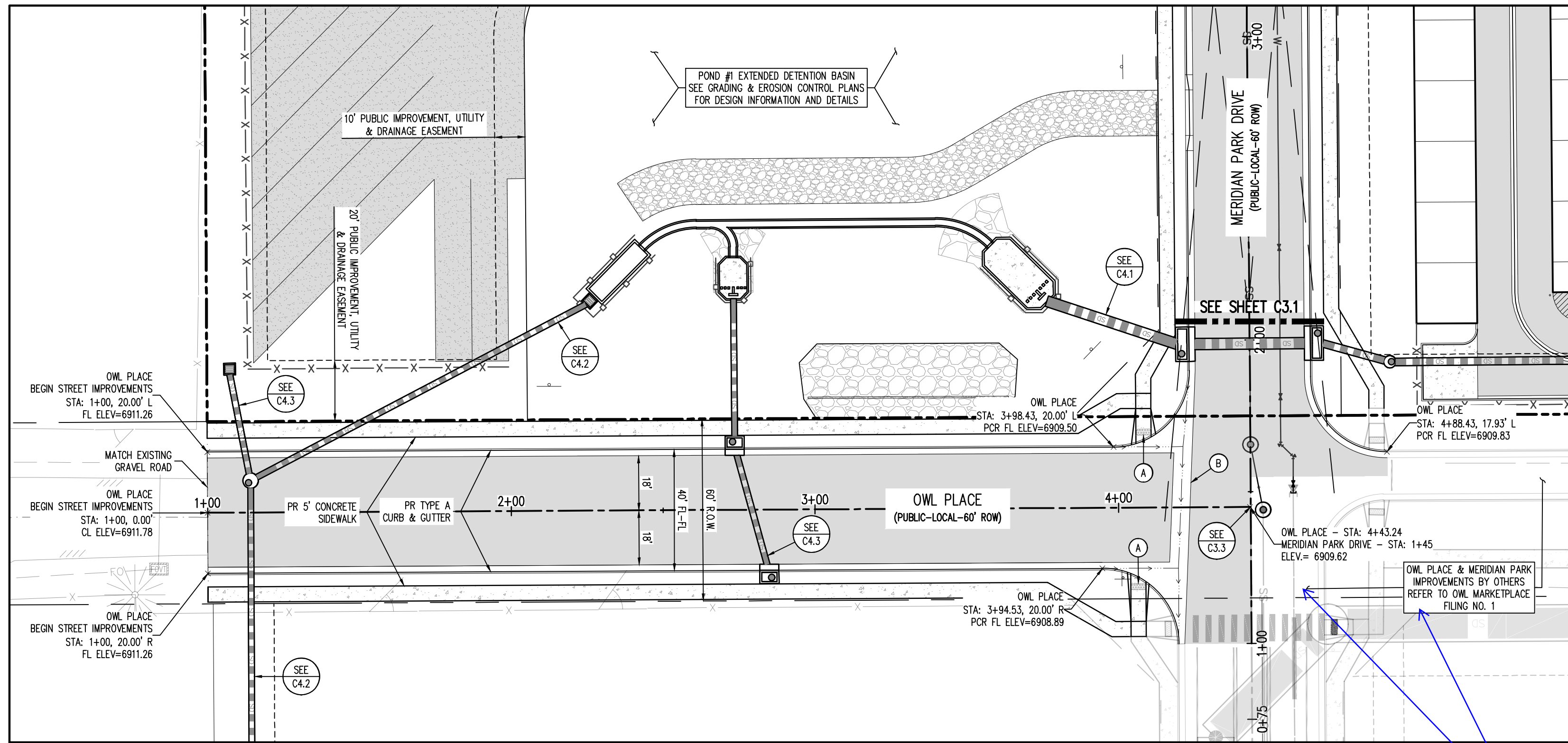
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Drawn By: JDM
Checked By: BAS, CMWJ
Date: 05/06/2024

OWL PLACE

VR239 & PPR2336

C3.2

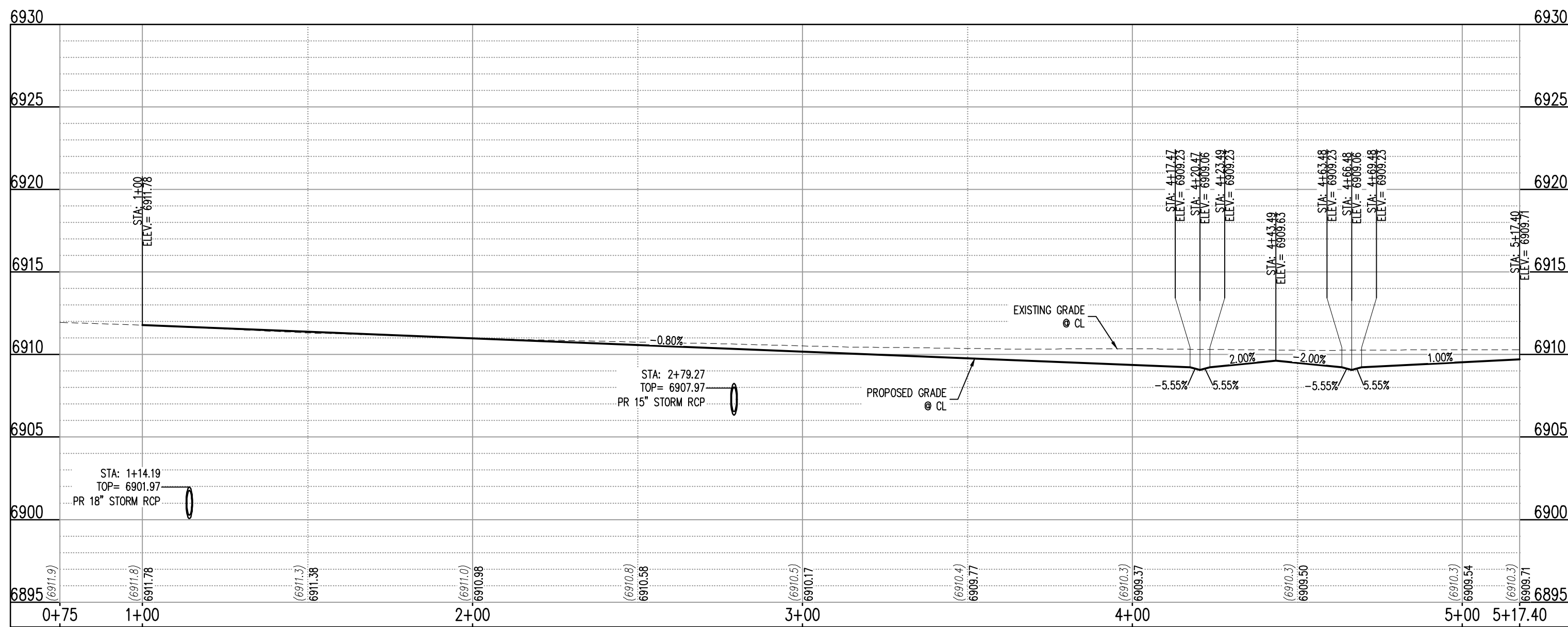
Sheet 9 of 25



OWL PLACE - PUBLIC 60' R.O.W.
25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=30'

see comment on
sheet C2.1 and revise
accordingly.

See previous
comment response



OWL PLACE (STA: 0+75 - 5+17.40)
Scales: HORIZONTAL 1"=30', VERTICAL 1"=6'

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

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
---	100YR 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 EOM TABLE D-7
---	RIPRAP OUTFALL PADS
---	EXISTING SIGN
---	PROPOSED SIGN
---	PROPOSED BOLLARDS

PAVING LEGEND

---	PROPOSED CONCRETE
---	EXISTING CONCRETE/ASPHALT PAVING
---	PROPOSED ASPHALT PAVING

NOTES

- (A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)
- (B) PROPOSED 6" CONCRETE CROSS PAN, SEE DETAIL (EPC SD_2-26)

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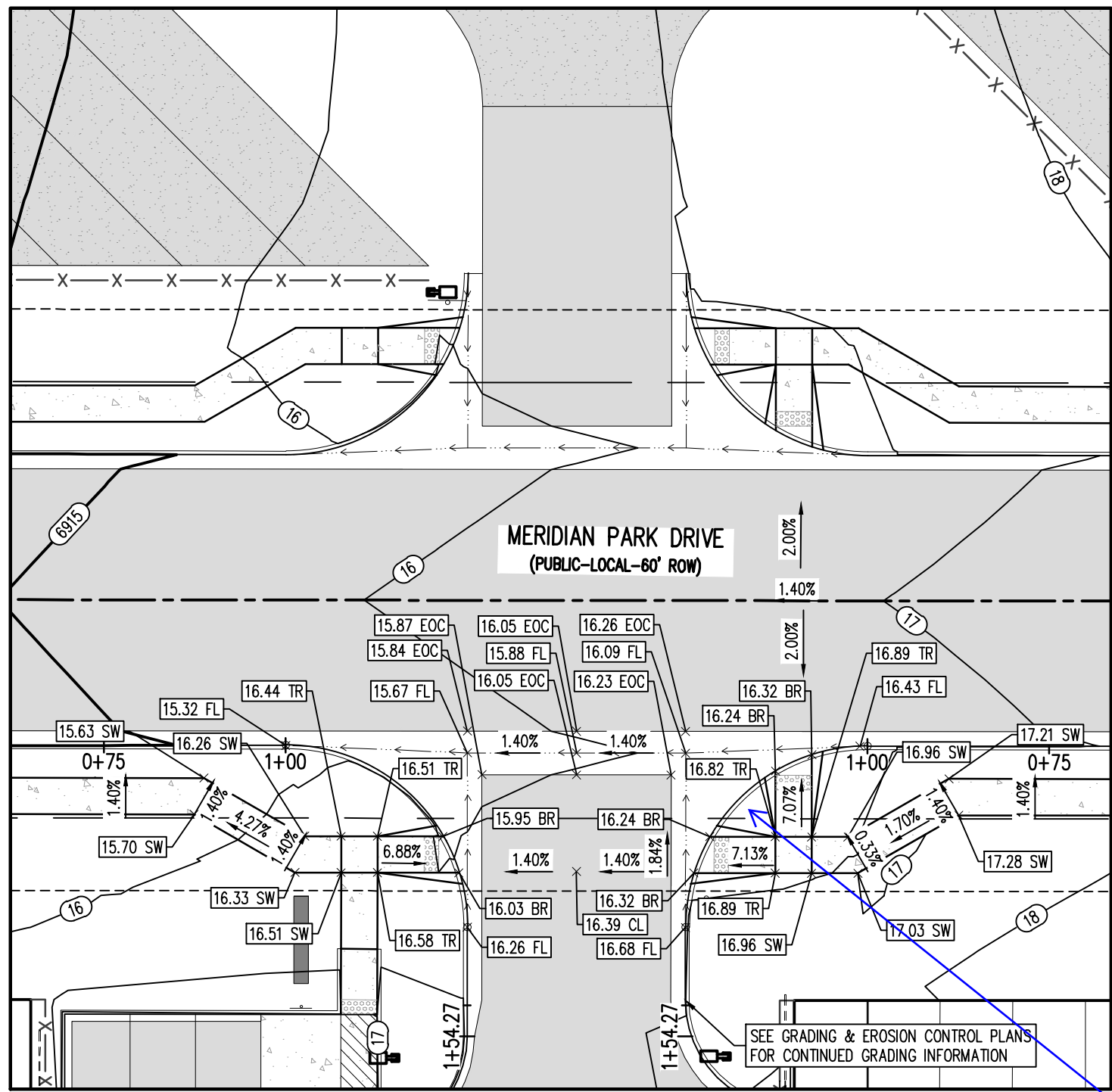
BENCHMARK

THE SOUTHWEST CORNER OF LOT 1 WOODMEN HILLS FLING NO. 4, MONUMENTED BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 24964". NAVD83 ELEVATION = 6947.67

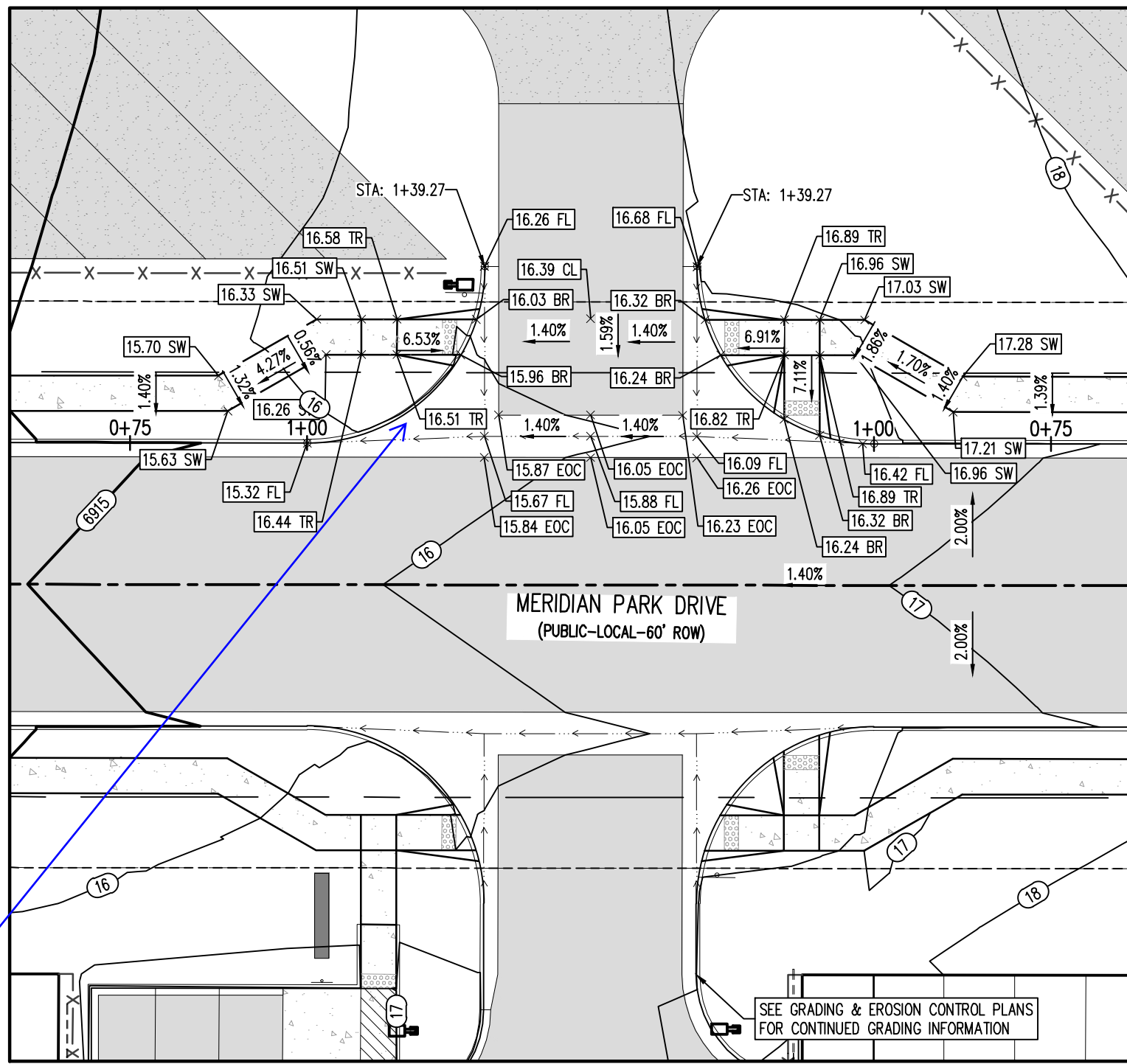
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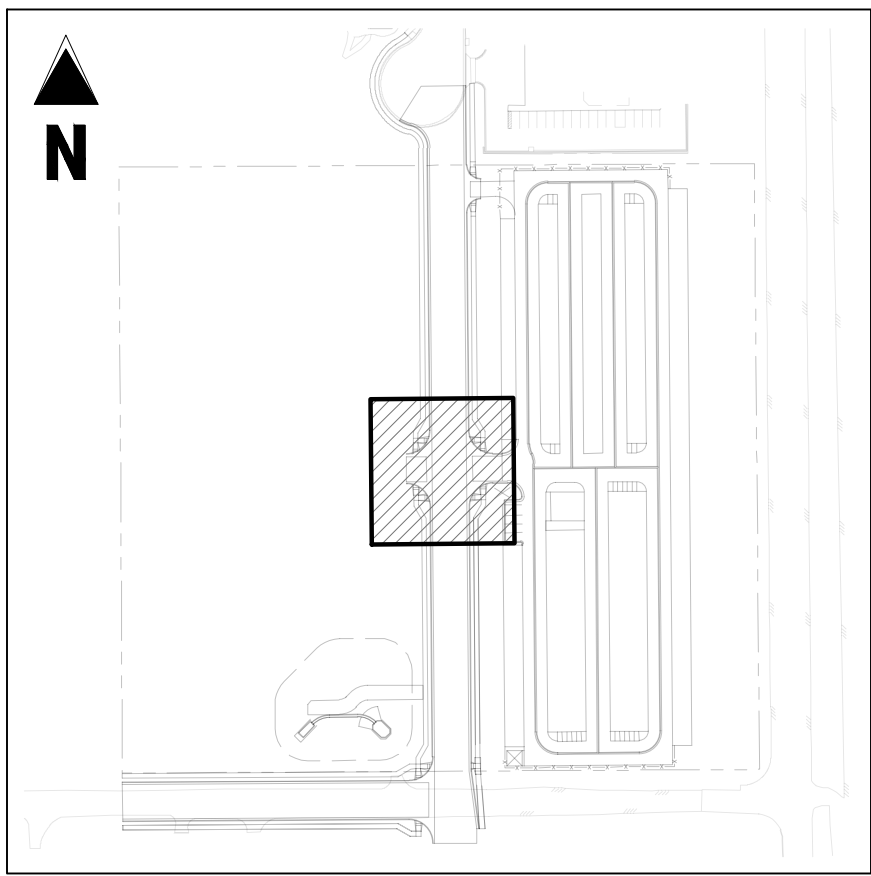




MERIDIAN PARK DRIVE (B) & STREET C (EAST SIDE) - PUBLIC 60' R.O.W.
25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=20'



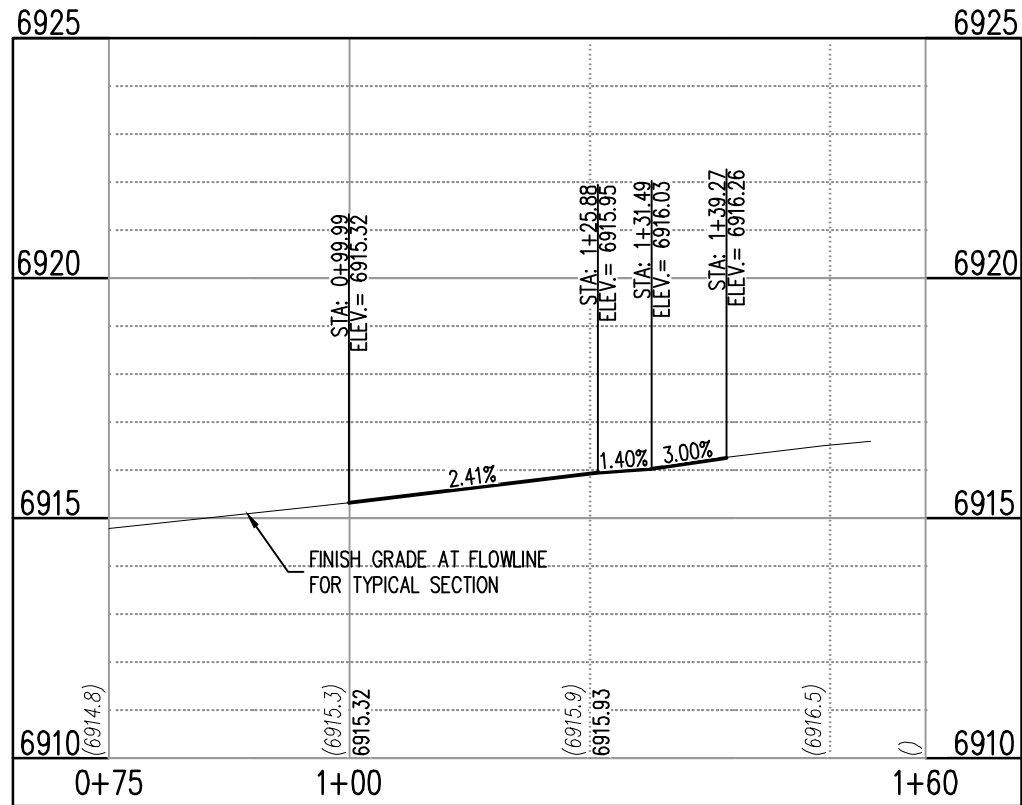
MERIDIAN PARK DRIVE (B) & STREET C (WEST SIDE) - PUBLIC 60' R.O.W.
25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=20'



KEYMAP
SCALE: 1"=200'

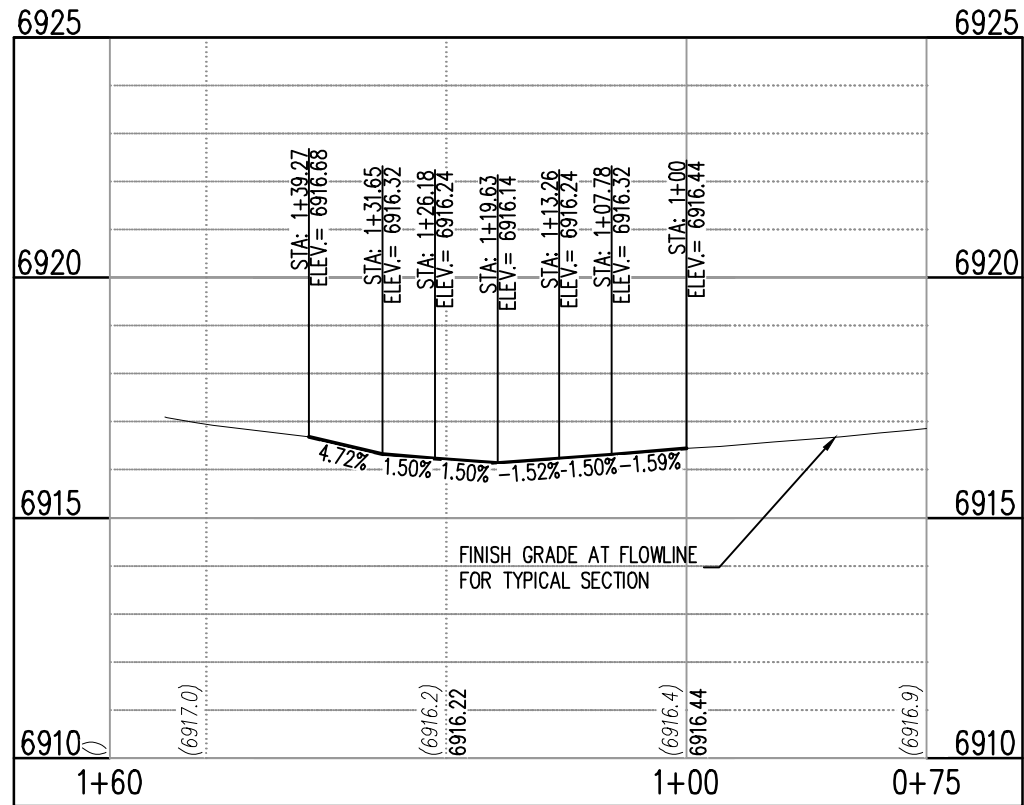
DETAIL GRADING LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- ROAD CENTERLINE
- PROPOSED SWALE FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SLOPE - PERCENT
- PROPOSED SLOPE - RISE/RUN
- PROPOSED SPOT ELEVATION - HIGH POINT
- PROPOSED SPOT ELEVATION - LOW POINT
- PROPOSED SPOT ELEVATION - TOP OF RAMP
- PROPOSED SPOT ELEVATION - BOTTOM OF RAMP
- PROPOSED SPOT ELEVATION - FLOW LINE
- PROPOSED SPOT ELEVATION - ROADWAY CENTER LINE
- PROPOSED SPOT ELEVATION - TOP BACK OF CURB
- PROPOSED SPOT ELEVATION - LIP OF GUTTER
- PROPOSED SPOT ELEVATION - FINISHED GRADE
- PROPOSED SPOT ELEVATION - SIDEWALK
- PROPOSED SPOT ELEVATION - EDGE OF CONCRETE
- PROPOSED SPOT ELEVATION - EDGE OF ASPHALT



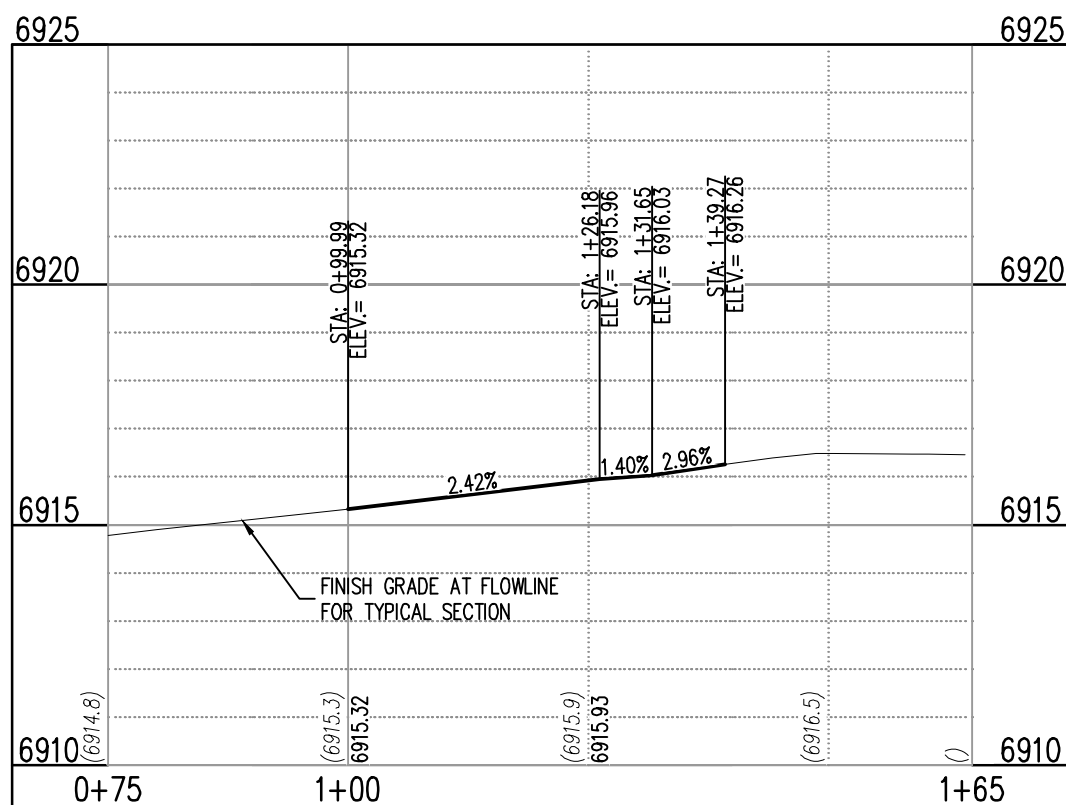
ST-B & ST-C (EAST) (SE) (STA: 0+75 - 1+54.27)

SCALE: HORIZONTAL 1"=20', VERTICAL 1"=4'



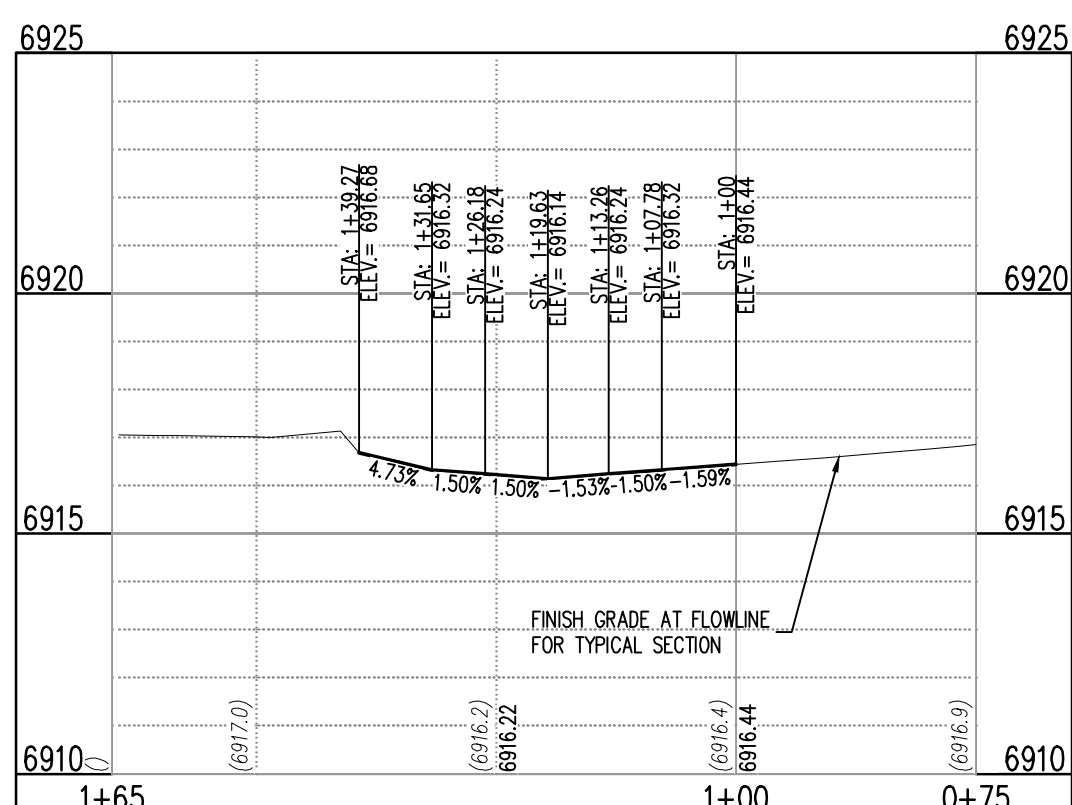
ST-B & ST-C (EAST) (NE) (STA: 0+75 - 1+54.27)

SCALE: HORIZONTAL 1"=20', VERTICAL 1"=4'



ST-B & ST-C (WEST) (SW) (STA: 0+75 - 1+64.27)

SCALE: HORIZONTAL 1"=20', VERTICAL 1"=4'



ST-B & ST-C (WEST) (NW) (STA: 0+75 - 1+64.27)

SCALE: HORIZONTAL 1"=20', VERTICAL 1"=4'

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BENCHMARK

THE SOUTHWEST CORNER OF LOT 1 WOODMEN HILLS FLUNG NO. 4, MONUMENTED BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 24964". NAVD88 ELEVATION = 6947.67

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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CONSTRUCTION DRAWINGS
MERIDIAN STORAGE
MERIDIAN STORAGE, LLC
VR239 & PPR2336

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

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

INTERSECTION DETAILS

C3.4

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