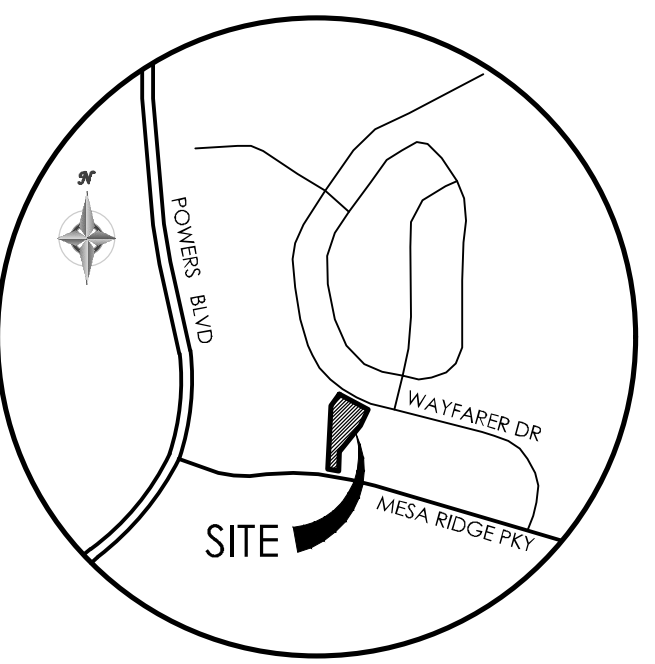


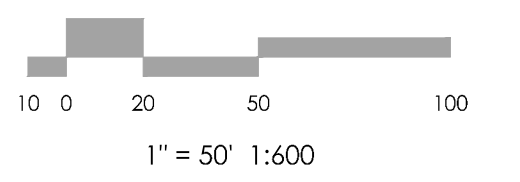
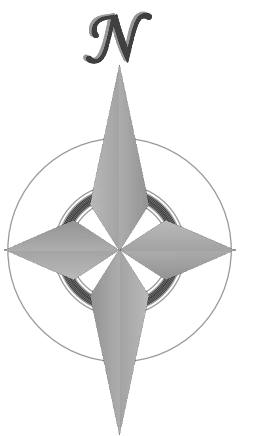
SITE DEVELOPMENT PLAN FOR SECURITY FIRE STATION 4

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

BENCHMARK
THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE INC. USING DATA PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE COLORADO SPRINGS UTILITIES CONTROL NETWORK (FIMS DATUM/NAVD29).



LEGEND

-----	PROPERTY LINE	-----	INDEX CONTOUR
-----	EASEMENT LINE	-----	INTERMEDIATE CONTOUR
-----	LOT LINE	-----	CONCRETE AREA
-----	BUILDING SETBACK LINE	-----	ASPHALT AREA
-----	ADJACENT PROPERTY LINE	-----	CURB AND GUTTER
-----		-----	BUILDING/ BUILDING OVERHANG
-----		-----	DECK
-----		-----	RETAINING WALL - SOLID/ ROCK
-----		-----	SIGN
-----		-----	BOLLARD
-----		-----	WOOD FENCE
-----		-----	CHAIN LINK FENCE
-----		-----	BARBED WIRE FENCE
-----		-----	TREE (EVERGREEN/DECIDUOUS)
-----		-----	SHRUB
-----		-----	ROCK

-----	EXISTING	-----	PROPOSED
-----	INDEX CONTOUR	-----	INDEX CONTOUR
-----	INTERMEDIATE CONTOUR	-----	INTERMEDIATE CONTOUR
-----	CONCRETE AREA	-----	CONCRETE AREA
-----	ASPHALT AREA	-----	ASPHALT AREA
-----	CURB AND GUTTER	-----	CURB AND GUTTER
-----	BUILDING/ BUILDING OVERHANG	-----	BUILDING/ BUILDING OVERHANG
-----	DECK	-----	DECK
-----	RETAINING WALL - SOLID/ ROCK	-----	RETAINING WALL - SOLID ROCK
-----	SIGN	-----	SIGN
-----	BOLLARD	-----	BOLLARD
-----	WOOD FENCE	-----	WOOD FENCE
-----	CHAIN LINK FENCE	-----	CHAIN LINK FENCE
-----	BARBED WIRE FENCE	-----	BARBED WIRE FENCE
-----	TREE (EVERGREEN/DECIDUOUS)	-----	TREE (EVERGREEN/DECIDUOUS)
-----	SHRUB	-----	SHRUB
-----	ROCK	-----	ROCK

ABBREVIATION LEGEND

ASPH	ASPHALT
CONC	CONCRETE
C & G	CURB & GUTTER
DET.	DETAIL
ESMT	EASEMENT
ME	MATCH EXISTING
P.B., PG.	PLAT BOOK, PAGE
PVMT	PAVEMENT
RET. WALL	RETAINING WALL
REC. NO.	RECEPTION NUMBER
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FOOT
STBK	SETBACK
SW	SIDEWALK
UTIL	UTILITY
⊙	CATCH CURB
⊙	SPILL CURB

ADA NOTE

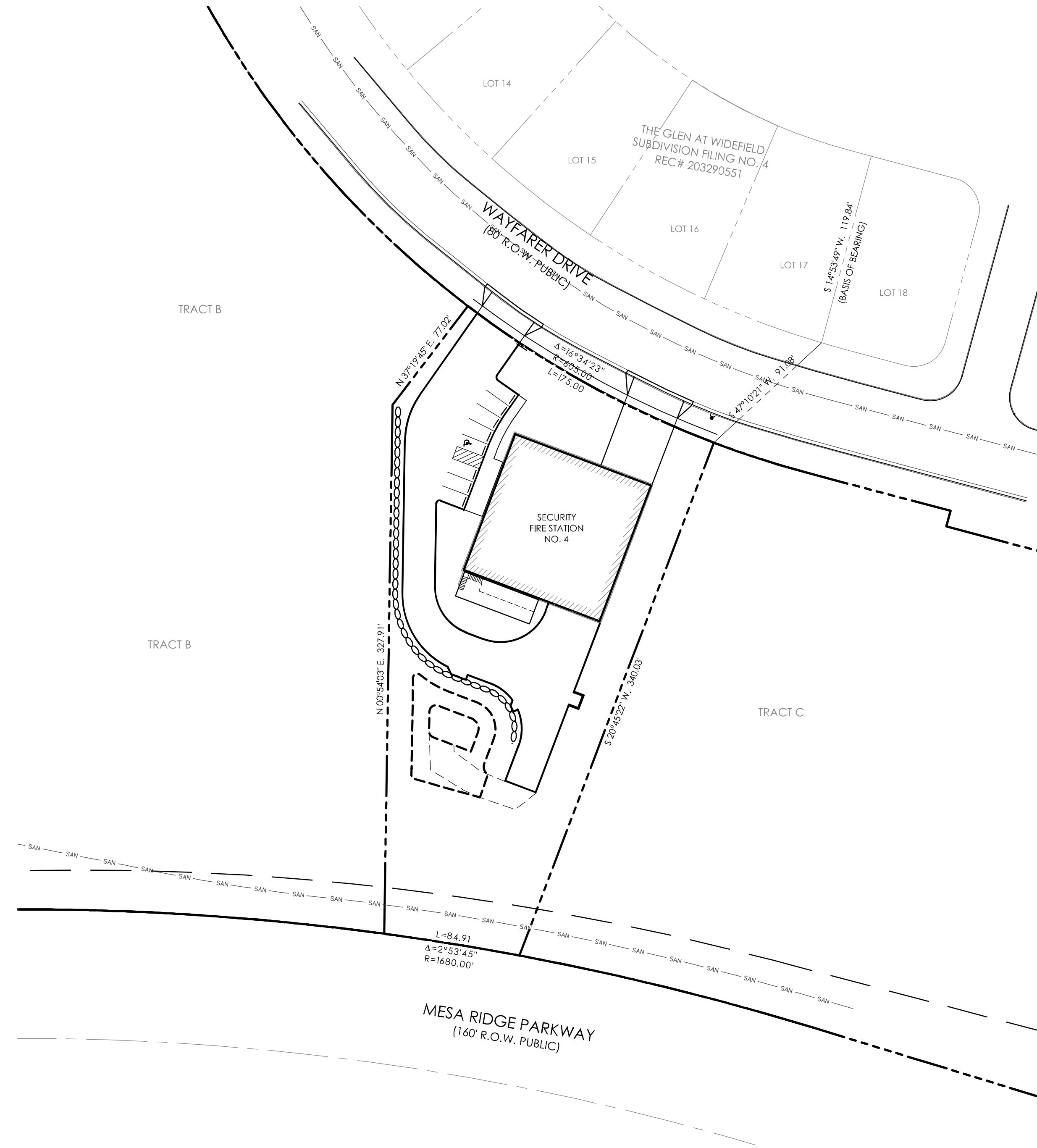
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0956G, EFFECTIVE DECEMBER 7, 2018.

MAP NOTES

- BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE WEST LOT LINE OF LOT 18, THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 4, OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATUM).
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.



SITE DATA

OWNER GLEN INVESTMENT GROUP NO. II, LLC 3 WIDEFIELD BLVD COLORADO SPRINGS, CO 80911	COVERAGE DATA BUILDING (FIRE STATION): 8,100 SF 16.1% PAVEMENT (PARKING/WALK): 17,401 SF 32.3% LANDSCAPING / POND: 27,229 SF 51.6%
DEVELOPER SECURITY FIRE PROTECTION DISTRICT 400 SECURITY BLVD SECURITY, CO 80911	TOTAL AREA: 52,730 SF 100.0% = 1.211± ACRES
CONSULTANT/ENGINEER M.V.E. INC. 1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 (719) 635-5736	PARKING SCHEDULE REQUIRED: 4 SPACES PER SHIP W/ 1 SHIFT OVERLAP: = 8 PROVIDED: NORMAL SPACE: = 7 VAN ACCESSIBLE ADA SPACE: = 1 TOTAL SPACES PROVIDED: = 8 SPACES
SURVEYOR POLARIS SURVEYING, INC. 1903 LELARAY STREET, SUITE 102 COLORADO SPRINGS, CO 80909 (719) 448-0844	BUILDING TYPE BUILDING AREA - 12,420 SF TWO STORY - TYPE II-B NOT FIRE SPRINKLED / NO FIRE WALLS
ZONING COMMERCIAL SERVICE (CS CAD-O)	BUILDING HEIGHT 45 FT MAX. (TWO STORY)
BUILDING USE FIRE STATION	SETBACKS 25' FRONT 25' SIDE 25' REAR
CONSTRUCTION SCHEDULE START: SPRING 2021 FINISH: FALL 2021	LIGHTING LIGHTING WILL BE PROVIDED FROM WALL MOUNTED FIXTURES.
TAX SCHEDULE NO. 552820005	DEVELOPMENT NOTES 1. WATER SERVICE PROVIDED BY WIDEFIELD WATER DISTRICT. 2. SEWER SERVICE PROVIDED BY WIDEFIELD SANITATION DISTRICT. 3. NATURAL GAS SERVICE PROVIDED BY BLACK HILLS ENERGY GROUP. 4. ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION DISTRICT. 5. FIRE SERVICE PROVIDED BY SECURITY FIRE PROTECTION DISTRICT.
PROPERTY ADDRESS 0 MESA RIDGE PARKWAY	

LEGAL DESCRIPTION

THAT GLEN INVESTMENT GROUP NO. II, LLC, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:
A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 15 SOUTH (T15S), RANGE 65 WEST (R65W) OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 4 AS RECORDED IN RECEPTION NO. 203290551 OF THE RECORDS OF EL PASO COUNTY, COLORADO, WHOSE NORTHWEST BEARS N14°53'47"E, 119.83 FEET (BASIS OF BEARING), THENCE S47°10'21"W, 91.08 FEET TO A POINT ON THE SOUTHERLY LINE OF WAYFARER DRIVE AND THE TRUE POINT OF BEGINNING;
THENCE S20°45'22"W, 340.03 FEET TO A POINT ON THE NORTHERLY LINE OF MESA RIDGE PARKWAY;
THENCE 84.91 FEET ALONG THE NORTHERLY LINE OF SAID MESA RIDGE PARKWAY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 02°53'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS N80°50'41"W, 84.90 FEET;
THENCE N00°54'03"E, 327.91 FEET;
THENCE N37°19'45"E, 77.02 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID WAYFARER DRIVE;
THENCE 175.00 FEET ALONG THE SOUTHERLY LINE OF SAID WAYFARER DRIVE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 16°34'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS S60°57'28"E, 174.39 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 52,730 SF, (1.211 ±) ACRES MORE OR LESS.

SHEET INDEX

SITE DEVELOPMENT PLAN	
DP-1	COVER SHEET
DP-2	SITE PLAN
GRADING & EROSION CONTROL PLAN	
C1.1	COVER SHEET
C1.2	GRADING PLAN
C1.3	POND PLAN / DETAILS
C1.4	STORM PLAN / DETAILS
C1.5	STREET PLAN & PROFILE / DETAILS
C1.6	EROSION CONTROL PLAN
C1.7	EROSION CONTROL DETAILS
C1.8	EROSION CONTROL DETAILS
UTILITY PLAN	
C2.1	UTILITY SERVICE PLAN
LIGHTING PLAN	
E-1	LIGHTING PLAN
LANDSCAPE PLAN	
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
BUILDING FLOOR PLAN	
A1.01	FLOOR PLANS
BUILDING ELEVATIONS	
A2.01	EXTERIOR ELEVATIONS

REVISIONS

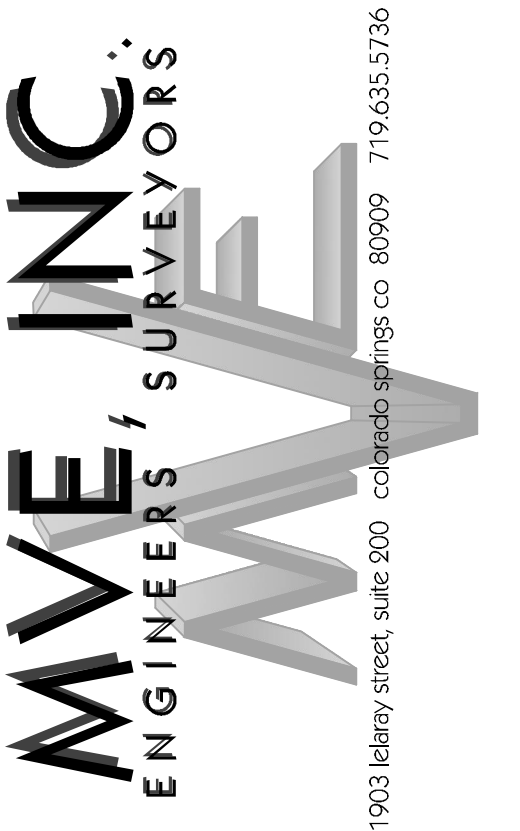
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

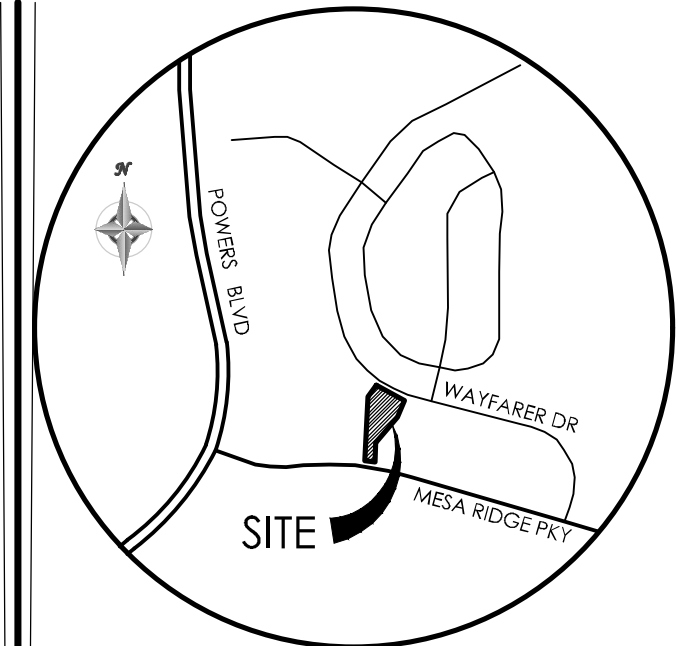
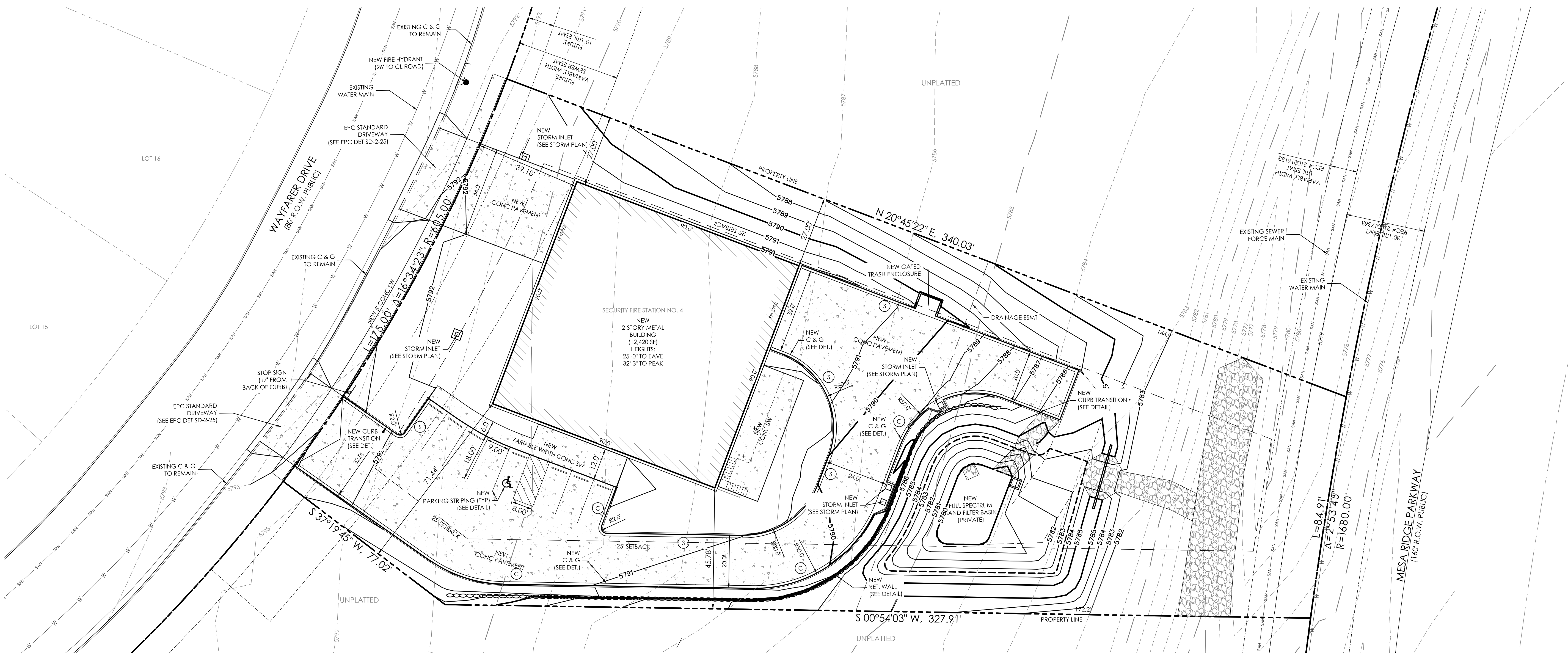
SECURITY FIRE STATION NO. 4

SITE DEVELOPMENT PLAN COVER SHEET

DP-1 MVE PROJECT 61134
MVE DRAWING DEV-CS

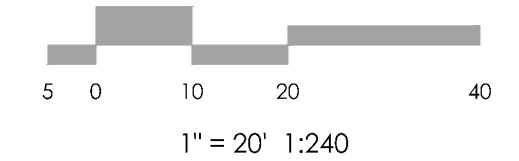
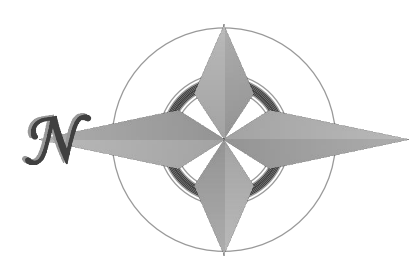
JANUARY 5, 2021
SHEET 1 OF 2





VICINITY MAP
NOT TO SCALE

BENCHMARK
THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE INC. USING DATA PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE COLORADO SPRINGS UTILITIES CONTROL NETWORK (FIMS DATUM/NAVD82).



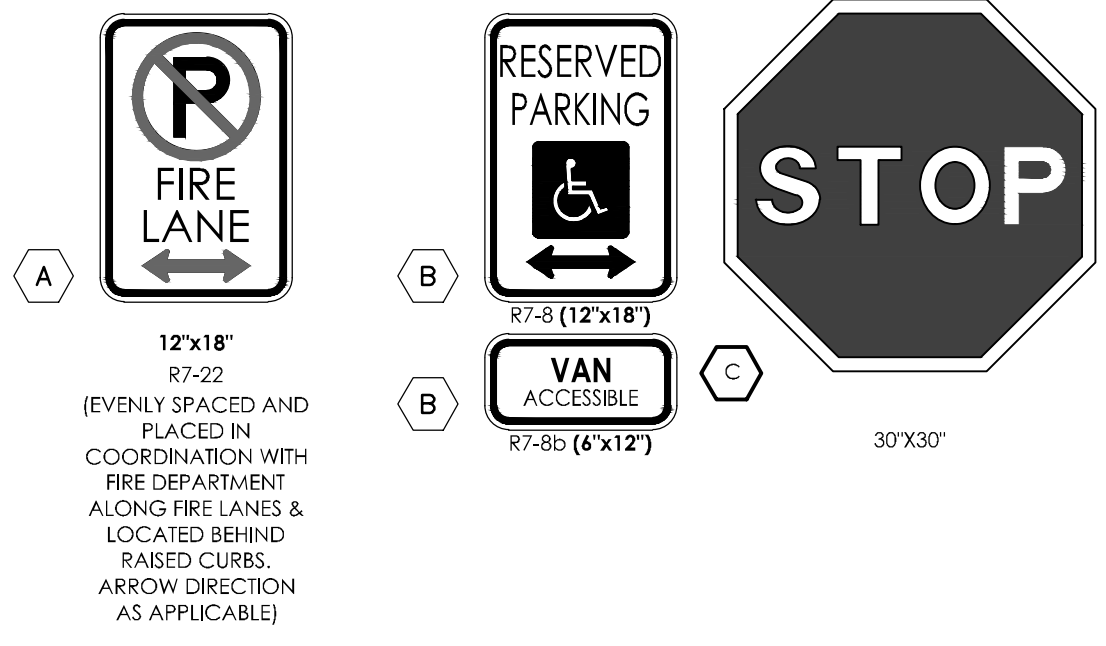
MVE, INC.
ENGINEERS & SURVEYORS

1903 Library Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

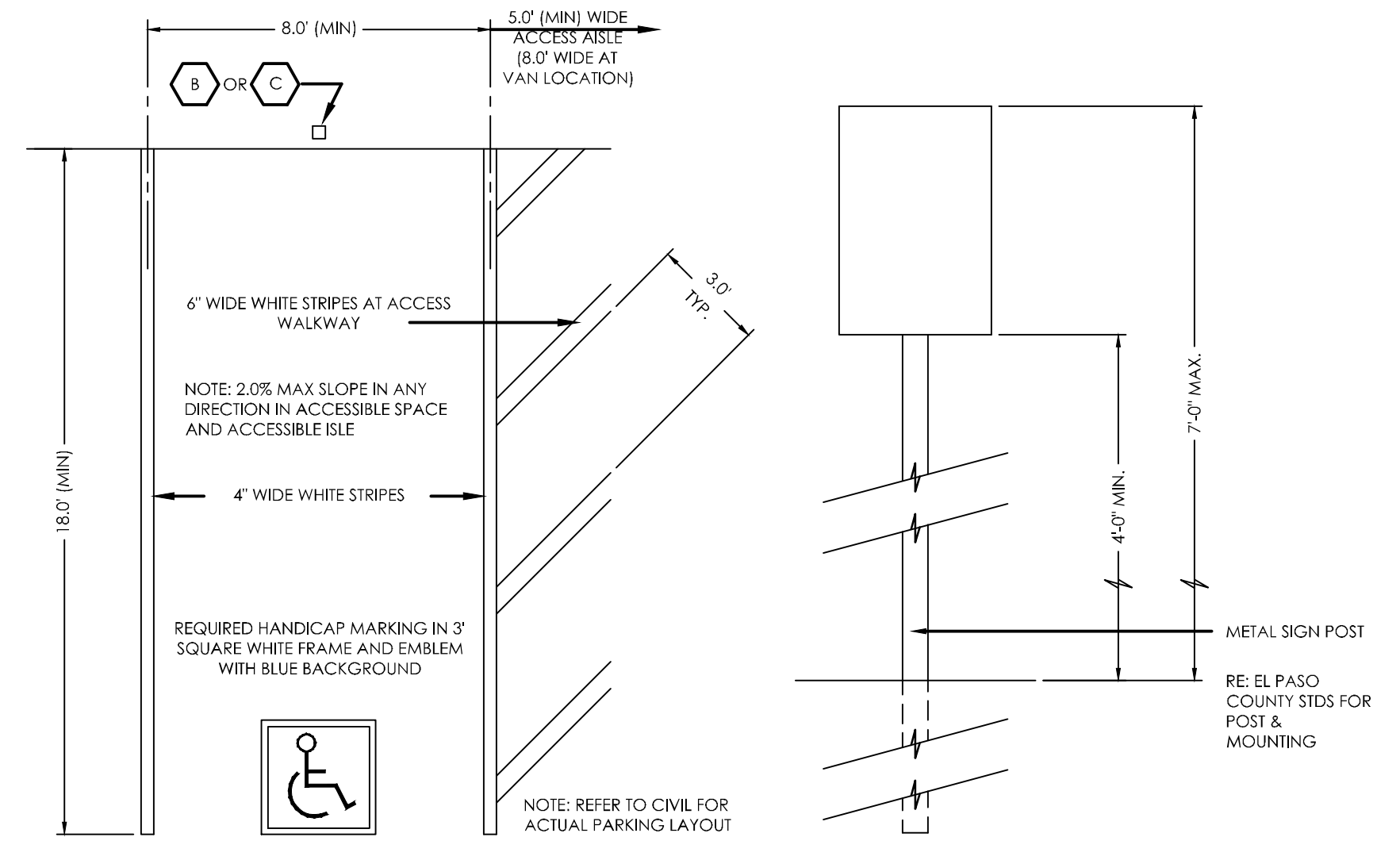
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

SECURITY FIRE STATION NO. 4
SITE DEVELOPMENT PLAN
SITE PLAN
DP-2
MVE PROJECT 61134
MVE DRAWING DEV-SP
JANUARY 5, 2021
SHEET 2 OF 2



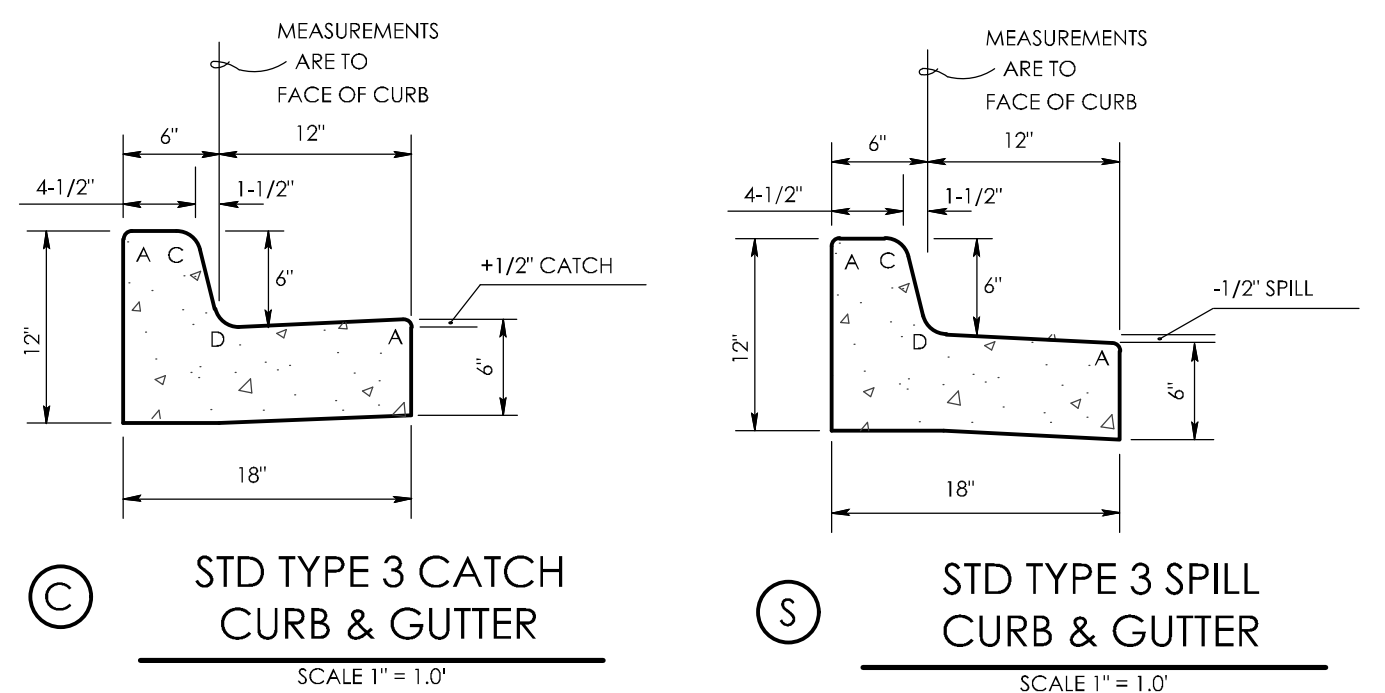
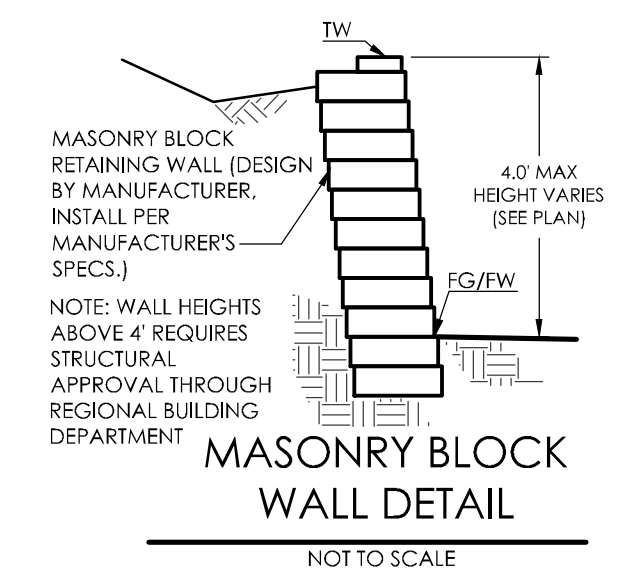
1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. ALL PRIMARY SIGNS TO BE MOUNTED ON METAL SIGN POST; 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP. ADDITIONAL PLACARD SIGNS SHALL BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.
3. MOUNT HANDICAP SIGNAGE ON BUILDING.
4. FIRE LANE MARKING SHALL BE PROVIDED AS SHOWN. EITHER SIGNAGE OR STRIPING WILL BE PROVIDED IN LOCATIONS SHOWN ON PLAN. FIRE LANE MARKING REQUIREMENTS BY COLORADO SPRINGS FIRE DEPARTMENT DIVISION OF THE FIRE MARSHALL AS REVISED JULY 2016 WILL BE A FOLLOWED FOR MATERIALS AND INSTALLATION OF MARKINGS.

SITE SIGNAGE LEGEND
SCALE: 1" = 1'-0"



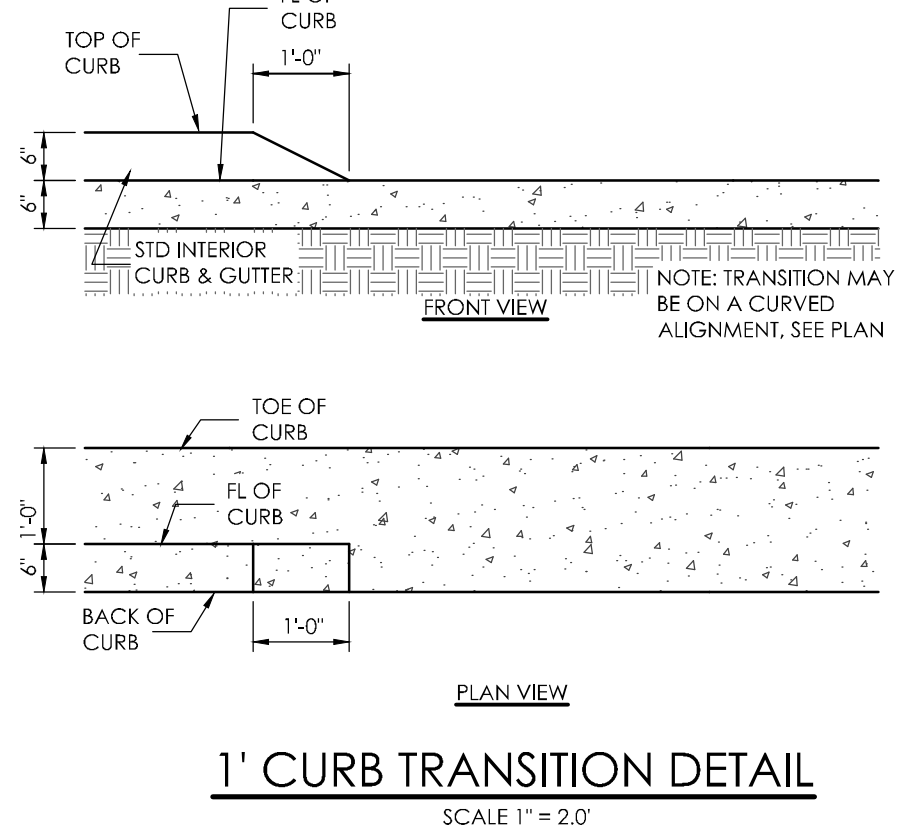
TYPICAL HANDICAP PARKING SPACE
SCALE 1" = 4'-0"

TYPICAL SIGN POST
SCALE 1" = 4'-0"

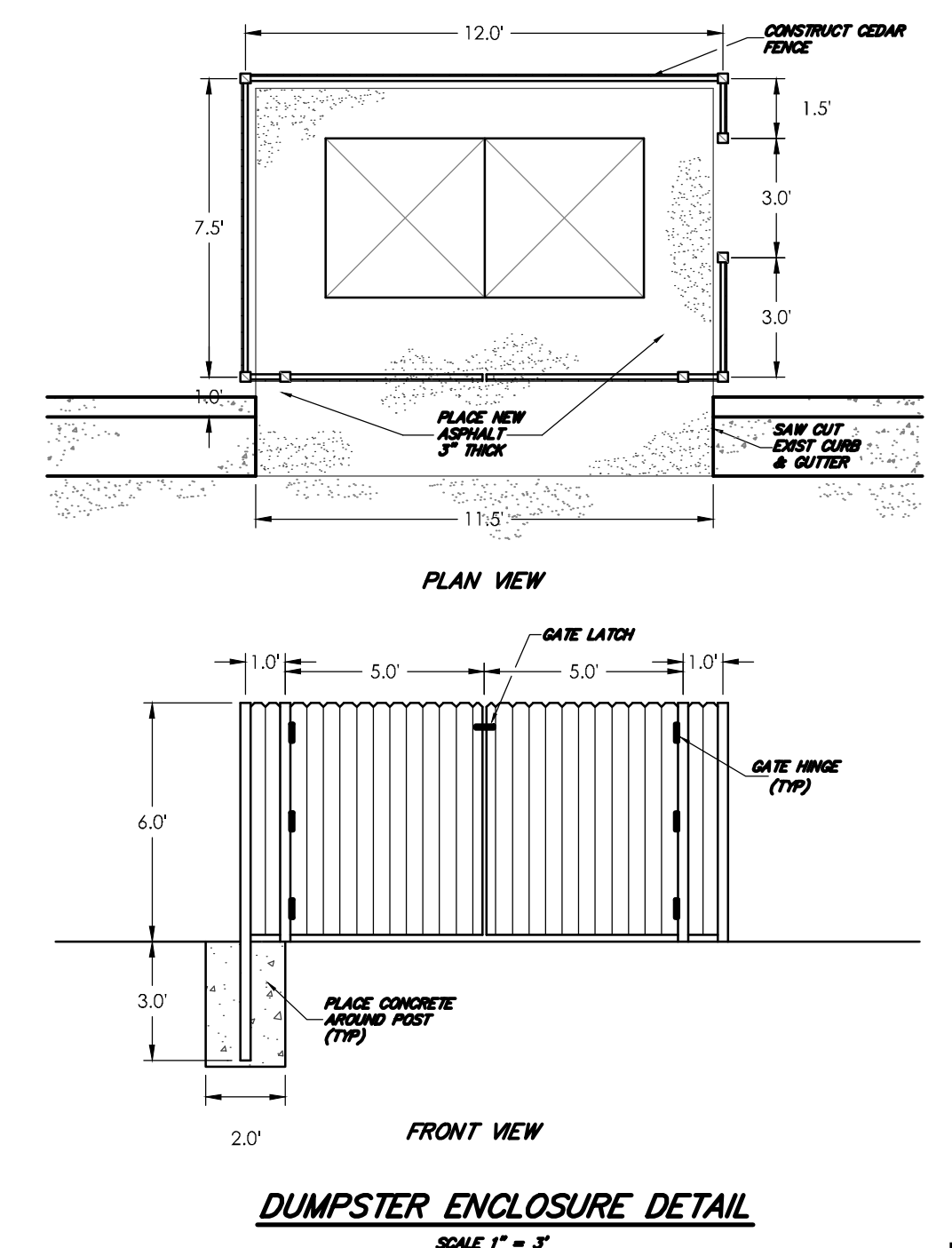


STD TYPE 3 CATCH CURB & GUTTER
SCALE 1" = 1'-0"

STD TYPE 3 SPILL CURB & GUTTER
SCALE 1" = 1'-0"



1' CURB TRANSITION DETAIL
SCALE 1" = 2'-0"



DUMPSTER ENCLOSURE DETAIL
SCALE 1" = 3'-0"