

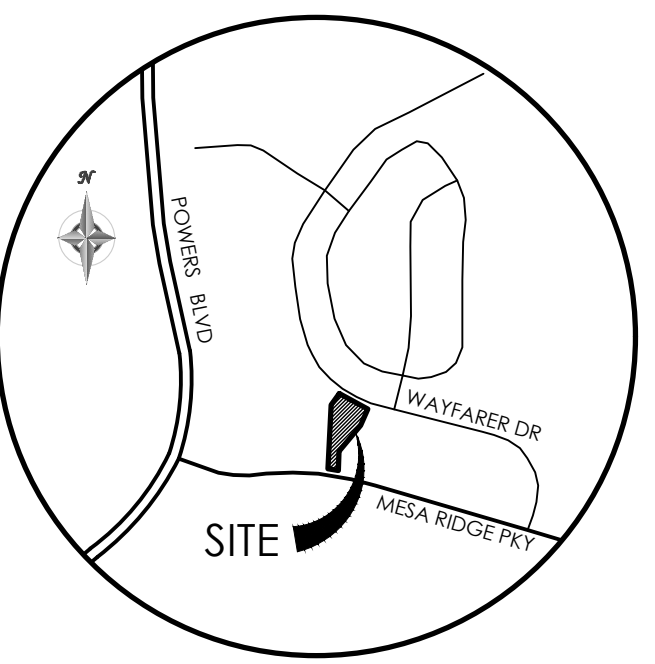
# SITE DEVELOPMENT PLAN

## FOR

# SECURITY FIRE STATION 4

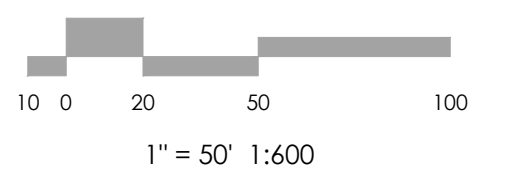
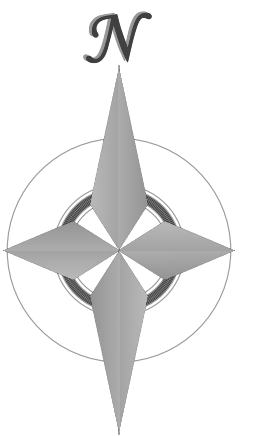
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

Deviation request to access Mesa Ridge Parkway is under consideration and will have a determination from the ECM Administrator by 10/26/2020.



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 LELARAY 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  
COVER SHEET

DP-1 MVE PROJECT 61134  
MVE DRAWING DEV-CS

SEPTEMBER 10, 2020  
SHEET 1 OF 2

### LEGEND

-----	PROPERTY LINE	-----	INDEX CONTOUR
-----	EASEMENT LINE	-----	INDEX CONTOUR
-----	LOT LINE	-----	INTERMEDIATE CONTOUR
-----	BUILDING SETBACK LINE	-----	CONCRETE AREA
-----	ADJACENT PROPERTY LINE	-----	ASPHALT AREA
-----		-----	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

-----	2515 LARAMIE DRIVE	-----	BUILDING ADDRESS
-----	(100)	-----	UNIT ADDRESS
-----		-----	FIRE LANE

### 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 MAP 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

<b>OWNER</b> GLEN INVESTMENT GROUP NO. II, LLC 3 WIDEFIELD BLVD COLORADO SPRINGS, CO 80911	<b>COVERAGE DATA</b> BUILDING (FIRE STATION): 8,100 SF 16.1% PAVEMENT (PARKING/WALK): 17,401 SF 32.3% LANDSCAPING / POND: 27,229 SF 51.6%
<b>DEVELOPER</b> SECURITY FIRE PROTECTION DISTRICT 400 SECURITY BLVD SECURITY, CO 80911	<b>TOTAL AREA:</b> 52,730 SF 100.0% = 1.211± ACRES
<b>CONSULTANT/ENGINEER</b> M.V.E. INC. 1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 (719) 635-5736	<b>PARKING SCHEDULE</b> REQUIRED: 4 SPACES PER SHIP W/ 1 SHIFT OVERLAP: = 8 PROVIDED: NORMAL SPACE: = 7 VAN ACCESSIBLE ADA SPACE: = 1 TOTAL SPACES PROVIDED: = 8 SPACES
<b>SURVEYOR</b> POLARIS SURVEYING, INC. 1903 LELARAY STREET, SUITE 102 COLORADO SPRINGS, CO 80909 (719) 448-0844	<b>BUILDING TYPE</b> BUILDING AREA - 12,420 SF TWO STORY - TYPE II-B NOT FIRE SPRINKLED / NO FIRE WALLS
<b>ZONING</b> COMMERCIAL SERVICE (CS CAD-O)	<b>BUILDING HEIGHT</b> 45 FT MAX. (TWO STORY)
<b>BUILDING USE</b> FIRE STATION	<b>SETBACKS</b> 25' FRONT 25' SIDE 25' REAR
<b>CONSTRUCTION SCHEDULE</b> START: SPRING 2021 FINISH: FALL 2021	<b>DEVELOPMENT NOTES</b> 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 DISTRICT. 4. ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION DISTRICT. 5. FIRE SERVICE PROVIDED BY SECURITY FIRE PROTECTION DISTRICT.
<b>TAX SCHEDULE NO.</b> 552820005	
<b>PROPERTY ADDRESS</b> 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 (NW1/4) 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 605.00 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.

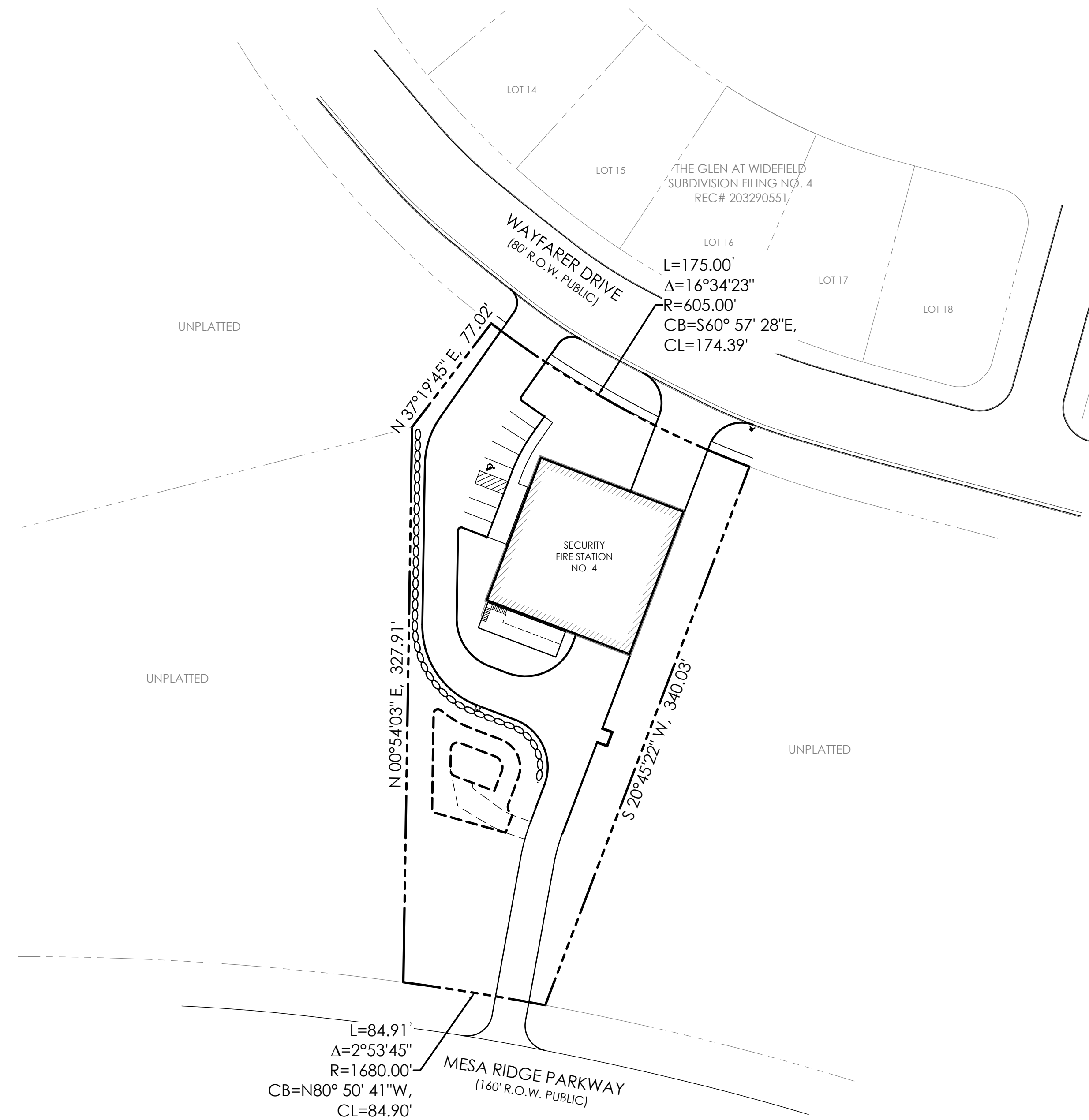
### SHEET INDEX

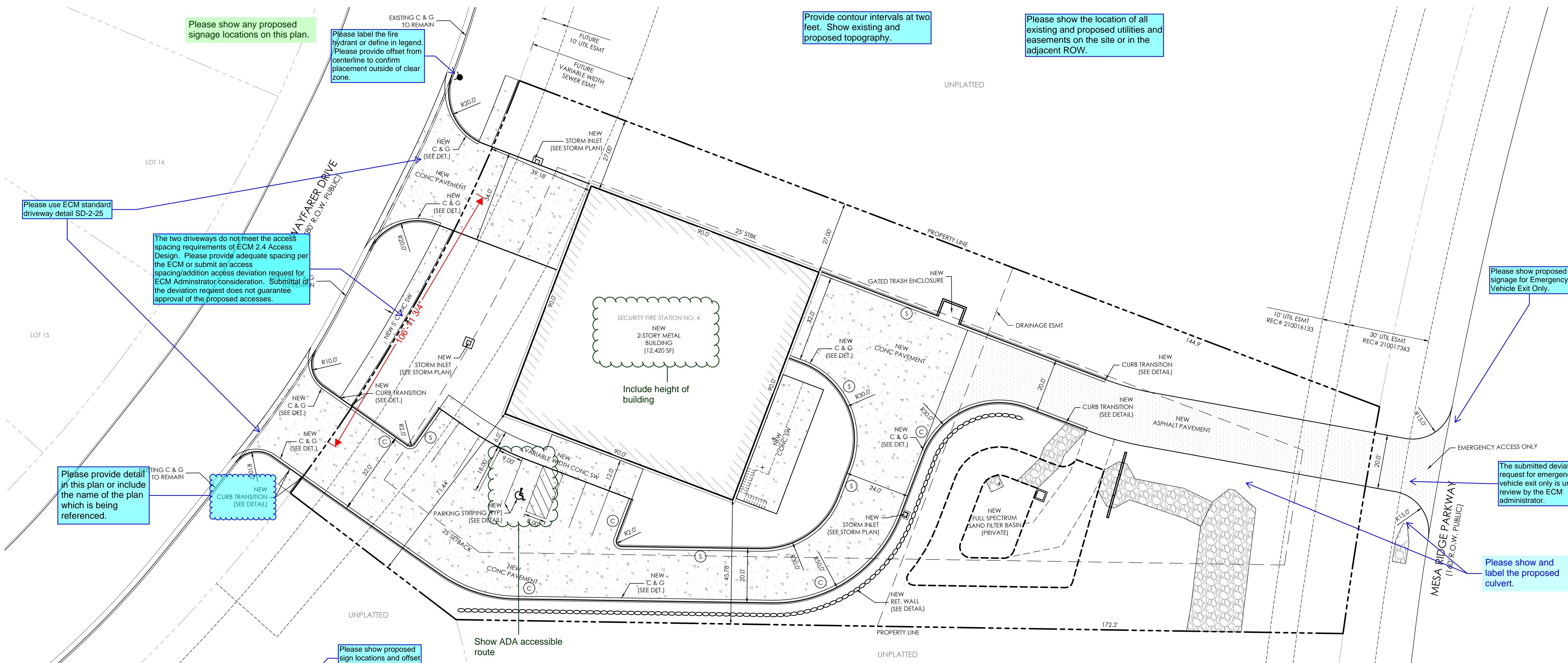
SITE DEVELOPMENT PLAN	
DP-1	COVER SHEET
DP-2	SITE PLAN
GRADING & EROSION CONTROL PLAN	
C1.1	COVER SHEET
C1.2	GRADING PLAN
C1.3	POND PLAN / DETAILS
C1.4	STORM PLAN / DETAILS
C1.5	STREET PLAN & PROFILE / DETAILS
C1.6	EROSION CONTROL PLAN
C1.7	EROSION CONTROL DETAILS
C1.8	EROSION CONTROL DETAILS
UTILITY 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

Add PCD File #

PPR-20-029

EPC PROJ NO.





Please show any proposed signage locations on this plan.

Please label the fire hydrant or define in legend. Please provide offset from centerline to confirm placement outside of clear zone.

Provide contour intervals at two feet. Show existing and proposed topography.

Please show the location of all existing and proposed utilities and easements on the site or in the adjacent ROW.

Please use ECM standard driveway detail SD-2-25

The two driveways do not meet the access spacing requirements of ECM 2.4 Access Design. Please provide adequate spacing per the ECM or submit an access spacing/addition request for ECM Administrator consideration. Submittal of the deviation request does not guarantee approval of the proposed accesses.

Please provide detail in this plan or include the name of the plan which is being referenced.

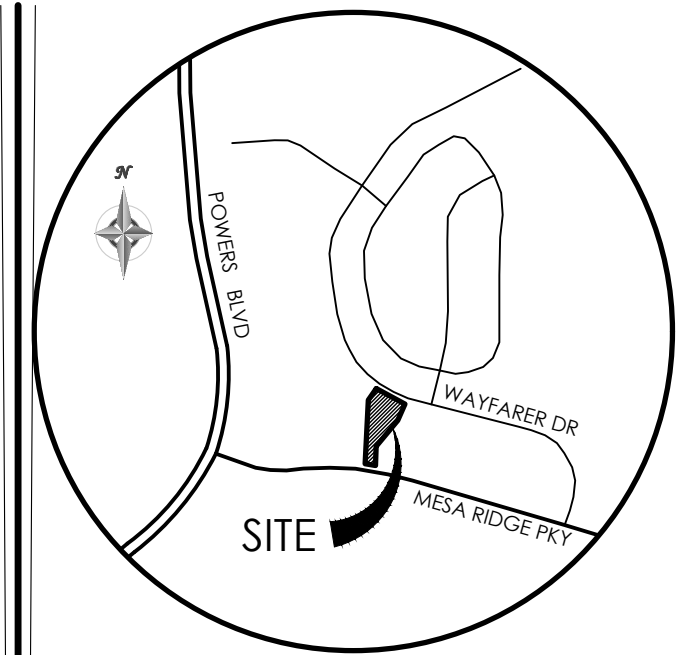
NEW CURB TRANSITION (SEE DETAIL)

Please show proposed sign locations and offset from the road.

Please show proposed signage for Emergency Vehicle Exit Only.

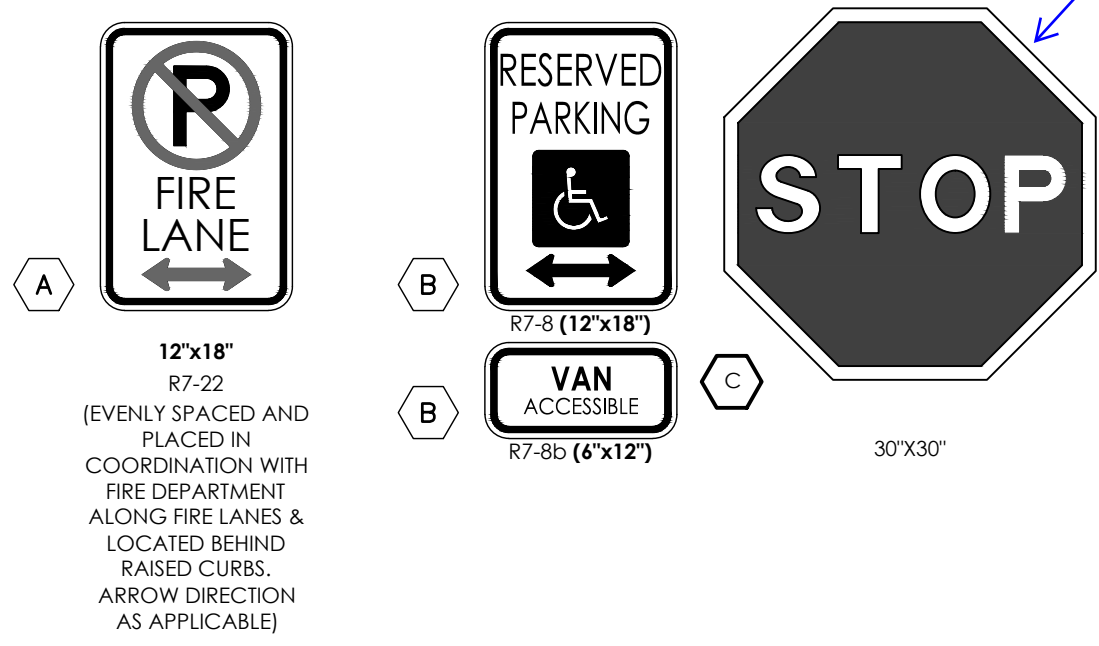
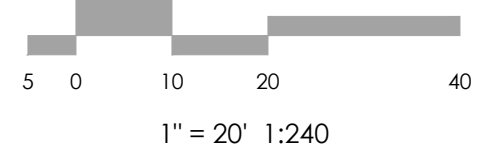
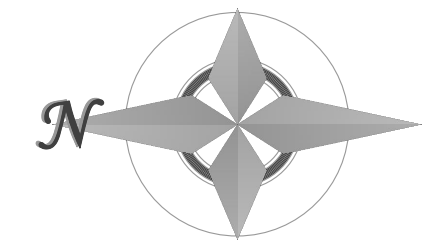
The submitted deviation request for emergency vehicle exit only is under review by the ECM administrator.

Please show and label the proposed culvert.

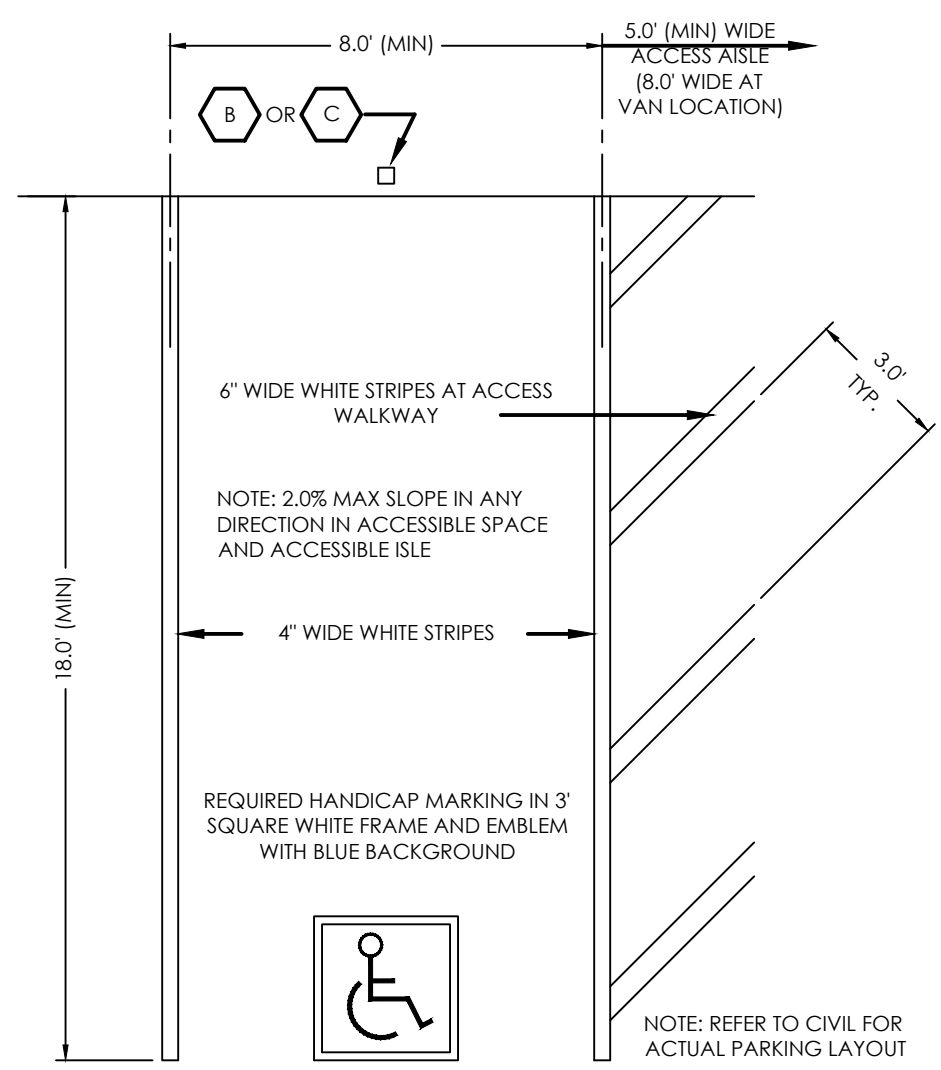


VICINITY MAP  
NOT TO SCALE

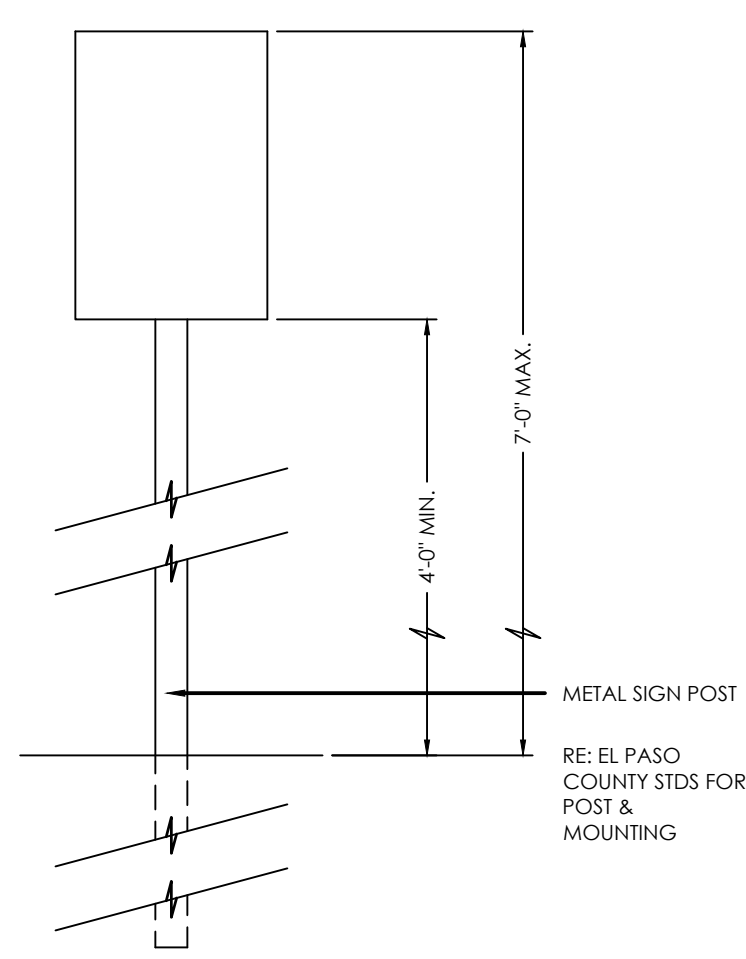
BENCHMARK  
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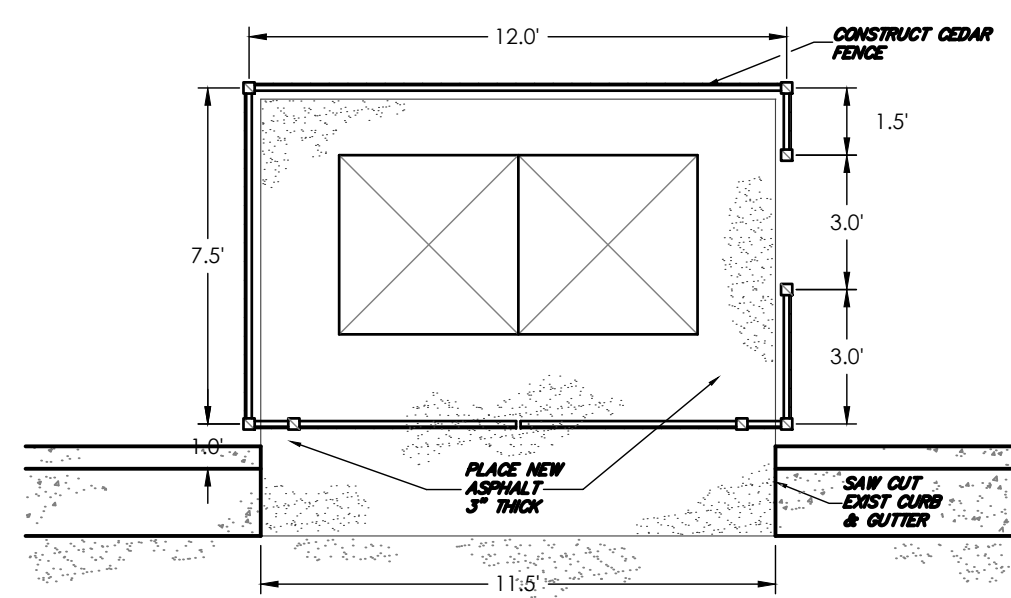
SITE SIGNAGE LEGEND  
SCALE: 1" = 1'-0"



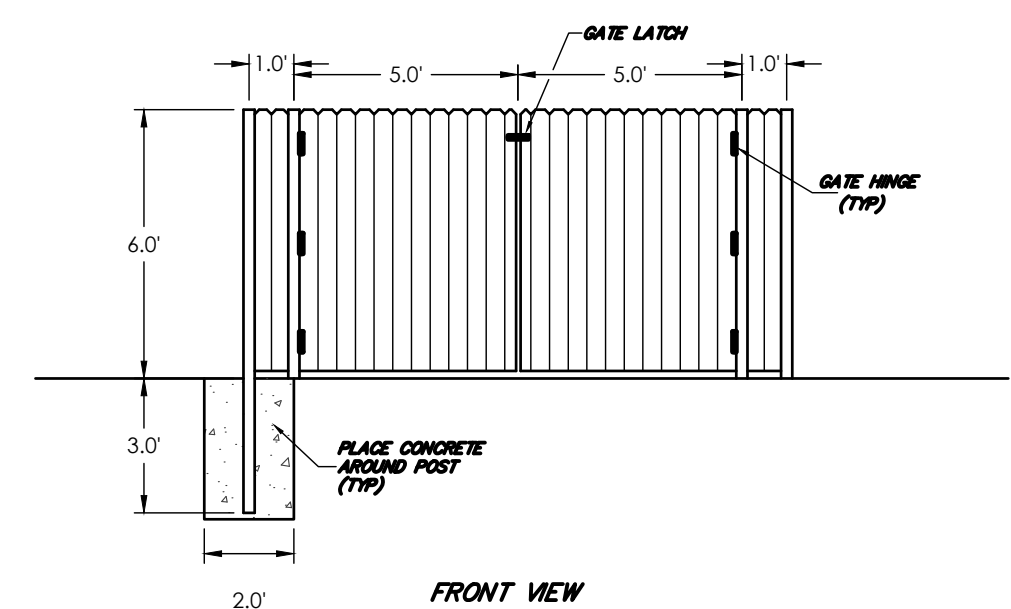
TYPICAL HANDICAP PARKING SPACE  
SCALE 1" = 4'-0"



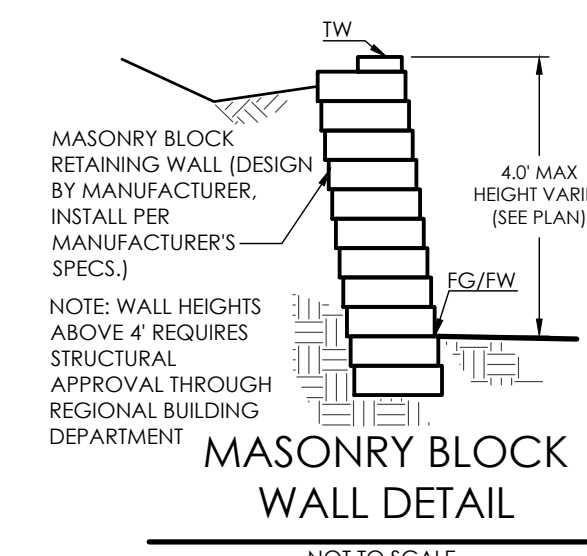
TYPICAL SIGN POST  
N.T.S.



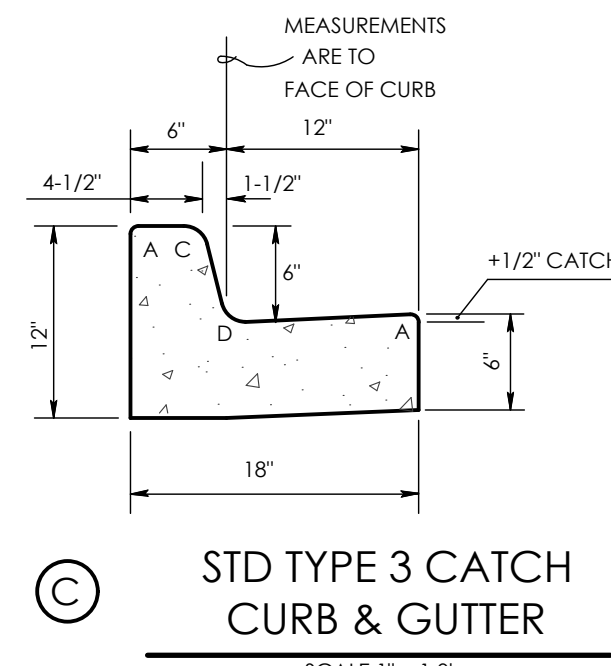
PLAN VIEW



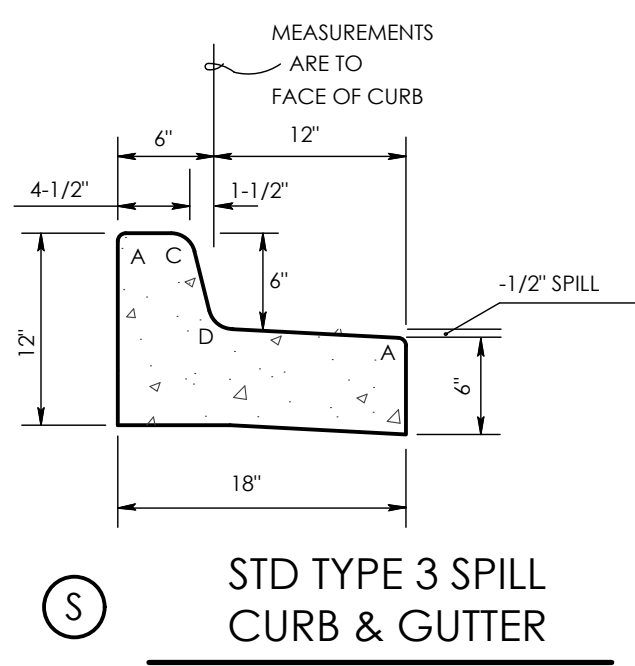
FRONT VIEW  
DUMPSTER ENCLOSURE DETAIL  
SCALE 1" = 3'



MASONRY BLOCK WALL DETAIL  
NOT TO SCALE



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



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

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

SEPTEMBER 10, 2020  
SHEET 2 OF 2

Add PCD File # PPR-20-029  
EPC PROJ NO.

MVE, INC.  
ENGINEERS / SURVEYORS  
1903 Leary Street, Suite 200 Colorado Springs, CO 80909 719.635.5736