



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

August 20, 2020

Petra Rangel
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Falcon Fire #3 Plot Plan Review (PPR-2024)

Hello Petra,

The Planning Division of the Community Services Department has reviewed the development application for Falcon Fire #3 Plot Plan. This project was previously considered by the Park Advisory Board on June 10, 2020 and was approved with the following recommendation:

" The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Falcon Fire Subdivision Exemption Plat: The County requests that the landowner provide a 25-foot public trail easement along the south side of parcel #5312400014 that allows for the construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat."

The trail easement as requested is now shown on the plan so there are no additional comments at this time. Please let me know if you have any questions or concerns.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

200 S. CASCADE AVENUE, SUITE 100
OFFICE: (719) 520-7276
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6397

Falcon Fire #3 Minor Site Development Plan

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- New Building
- New Paving
- Subject Parcels
- El Paso County Parks
- Building Footprint



Existing Fire Station

Proposed Fire Station

Roch Island Regional Trail

Meridian Road

Meridian Rd

Service Rd

McLaughlin Rd

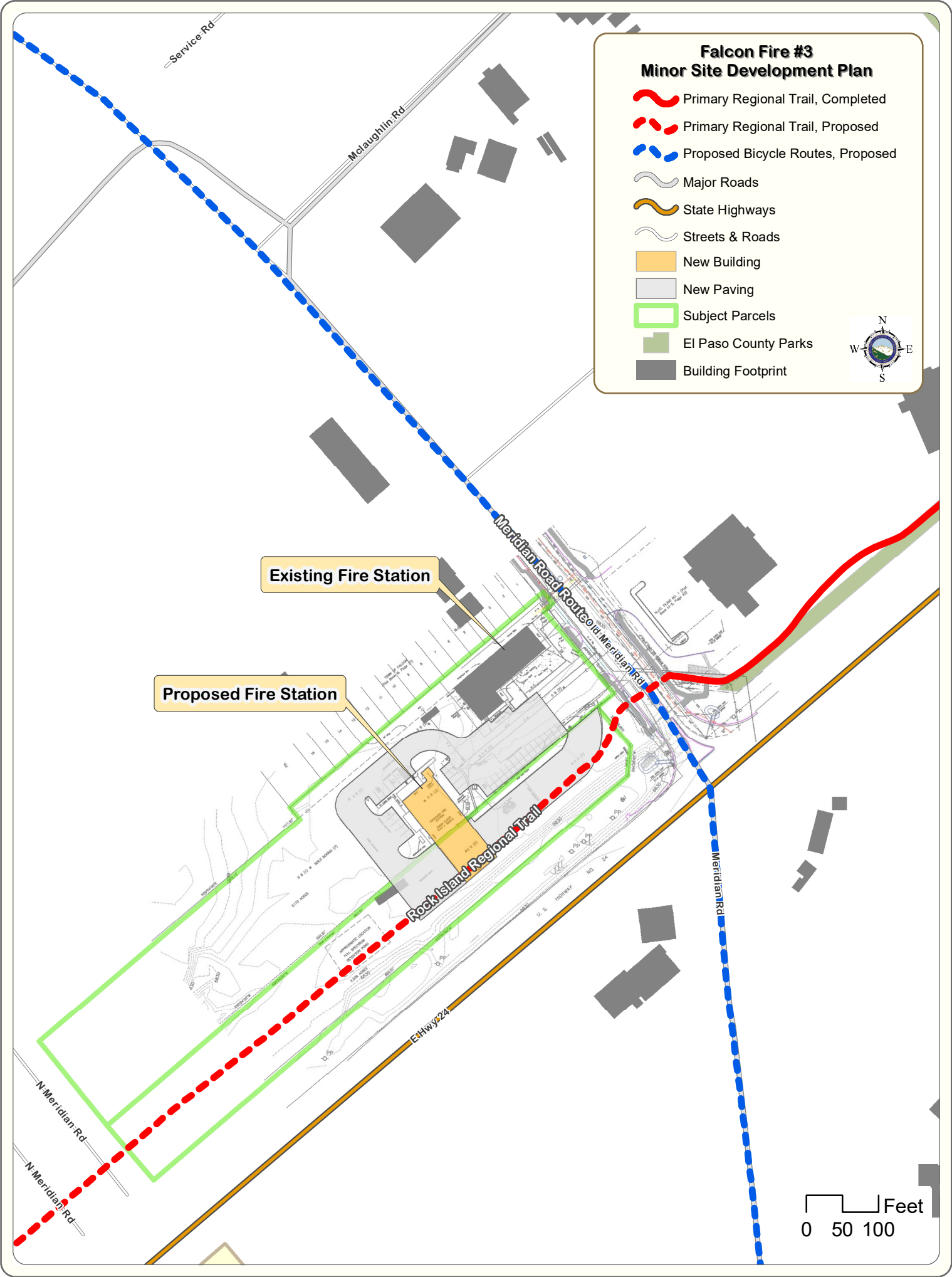
N Meridian Rd

N Meridian Rd

EHwy 24

U.S. Highway 160

0 50 100 Feet



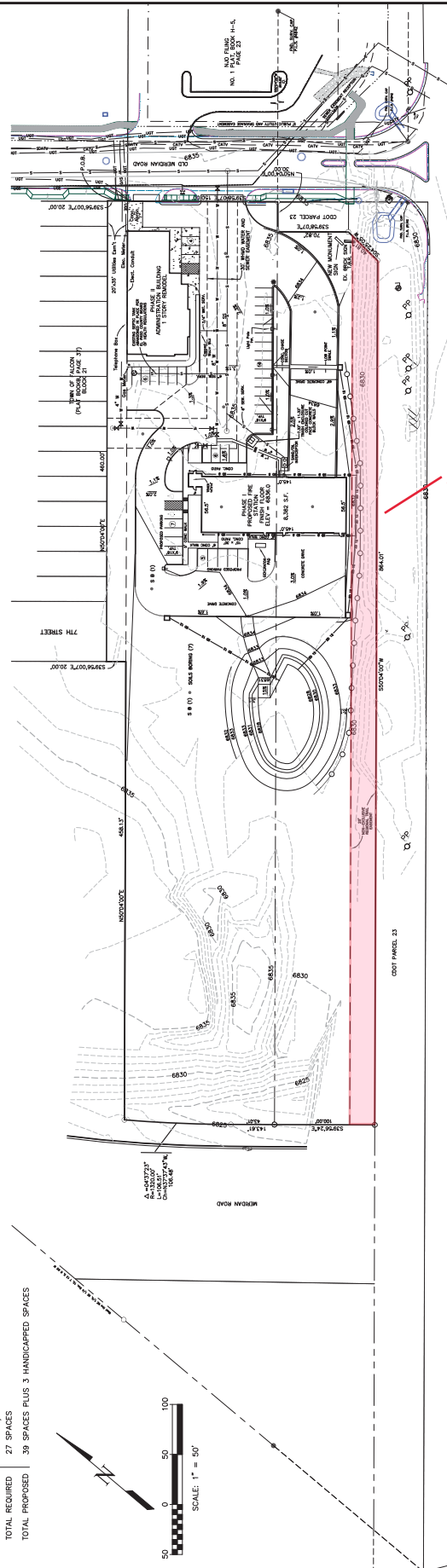
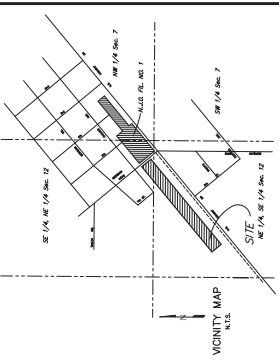
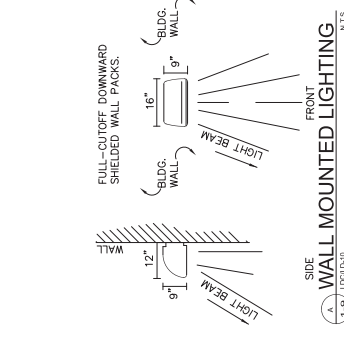
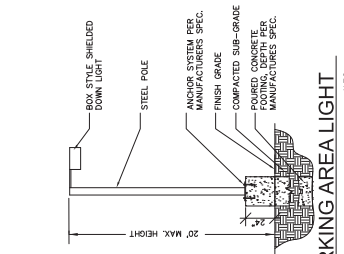
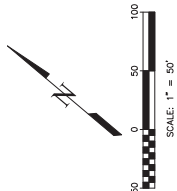
SITE DATA

AREA: 5.424 ACRES
 EXISTING ZONING: PLD
 PROPOSED USE: FIRE STATION AND ADMIN BLDG
 DISTURBED AREA: 3.56 ACRES
 TAX SCHEDULE NO.: 53744-00-014 & 015
 DEVELOPMENT SCHEDULE: 2020-2021

LOT DATA

5.24 ACRES
 FIRE STATION and ADMINISTRATION BUILDING
 TOTAL BLDG. AREA: 8,382 SF NEW FIRE STATION, 987 SF PLUS 1' VERT
 MAX. BLDG. HEIGHT: 10' PLUS 1' VERT
 PER 2' HORIZ FROM PROPERTY LINE = 47'
 PROP. BLDG. HEIGHT: 35'
 BLDG. SETBACKS:
 FRONT: 10'
 SIDE: 10'
 REAR: 25'
 LANDSCAPE AREAS AS SHOWN

PARKING
 REQUIRED FIRE STATION: 4 SPACES/SHIFT WITH ONE SHIFT OVERLAP = 8 SPACES
 REQUIRED ADMIN BLDG: 5,000 SF WITH 1 SPACE/400 SF OFFICE AND 1 SPACE/R SEAT FOR THE CONFERENCE ROOM = 19 SPACES
 TOTAL REQUIRED: 27 SPACES
 TOTAL PROPOSED: 39 SPACES PLUS 3 HANDICAPPED SPACES



LEGAL DESCRIPTION:

A tract of land in the East Half of Section 12, Township 13 South, Range 65 West of the 6th PM, County of El Paso, State of Texas, known as the "Meridian Road, Rock Island and Pacific Railroad Right-of-Way (CRWP)" more particularly described as follows:
 BEGINNING at the most Westerly corner of N.L.D. FILING NO. 1, as recorded in Plat Book H-5 at Page 23 of the records of the Clerk and Recorder's Office of said El Paso County;
 Thence S39°50'07\"/>

- LEGEND:**
- PROPOSED LOCATION OF STORM DRAIN
 - PROPOSED LOCATION OF GAS SERVICE LINE
 - PROPOSED LOCATION OF SANITARY SEWER SERVICE LINE
 - PROPOSED LOCATION OF WATER SERVICE LINE
 - CIRC-S - DECIDUOUS TREE (INDICATED BY TREE)
 - CIRC-N - CONIFEROUS TREE (INDICATED BY TREE)

NOTES:

1. WATER AND SEWER PROVIDED BY WOODMEN HILLS METRO DISTRICT. ELECTRICAL PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
2. ALL CURB ALONG DRIVES AND PARKING AREAS TO BE COLORADO SPRINGS STANDARD MEDIAN CURB-6\"/>

NOTE:

FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 0804100575 G, effective date September 1, 2018, indicates areas in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 100 year flood plain).

OWNER:
 THE INSPECTION DISTRICT
 ATTN: CHIEF TRENT HARVIG
 7030 OLD MERIDIAN ROAD
 FALCON, CO 80871
 (719) 485-4551
 COUNTY FILE NO. 21FEE260MX

Project No.: 20005
 Sheet: 1 of 1

NEW FALCON FIRE STATION NO. 3
 FALCON, COLORADO

Land Development Consultants, Inc.
 PLANNING SURVEYING
 2881 MARLAND ROAD - COLORADO SPRINGS, CO 80908
 WWW.LDC.COM TEL: (719) 528-4133 FAX: (719) 528-4848

Checked By: DLM
 Drawn By: BRH
 Designed By: N/A
 V Scale: N/A
 H Scale: 1\"/>

REVISIONS

No.	Description	By	Date

CALL BEFORE YOU DIG
 811
 DIAL 811
 1-800-4-A-DIG
 1-800-4-A-DIG
 1-800-4-A-DIG