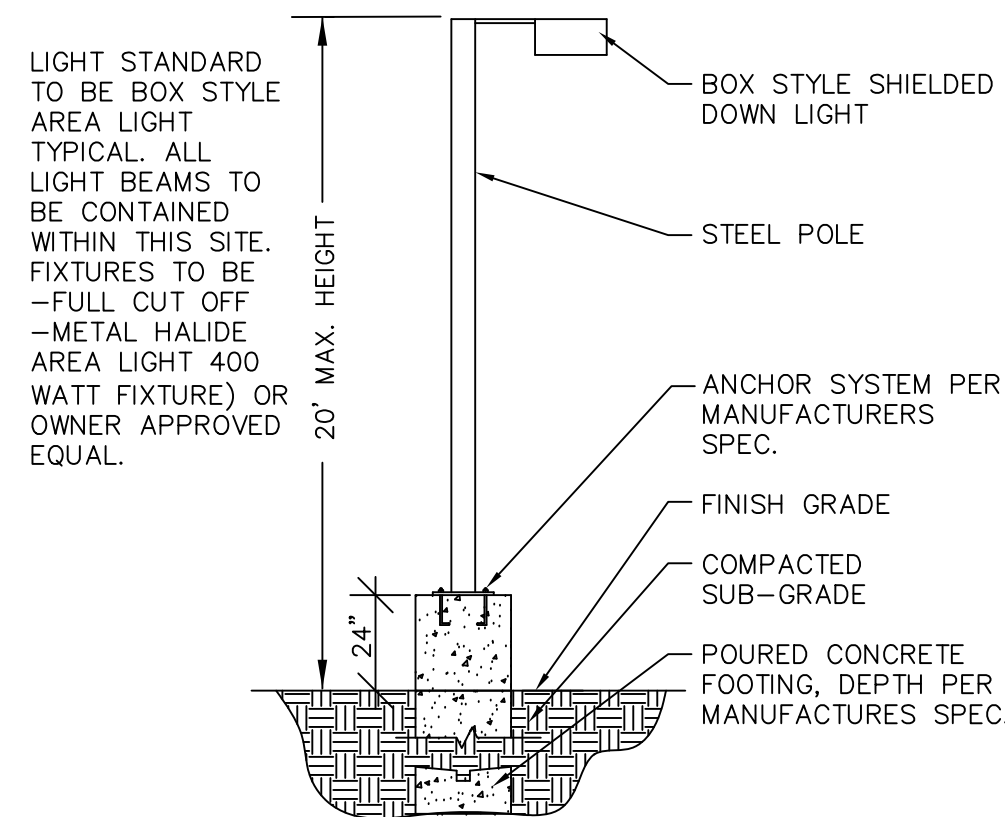
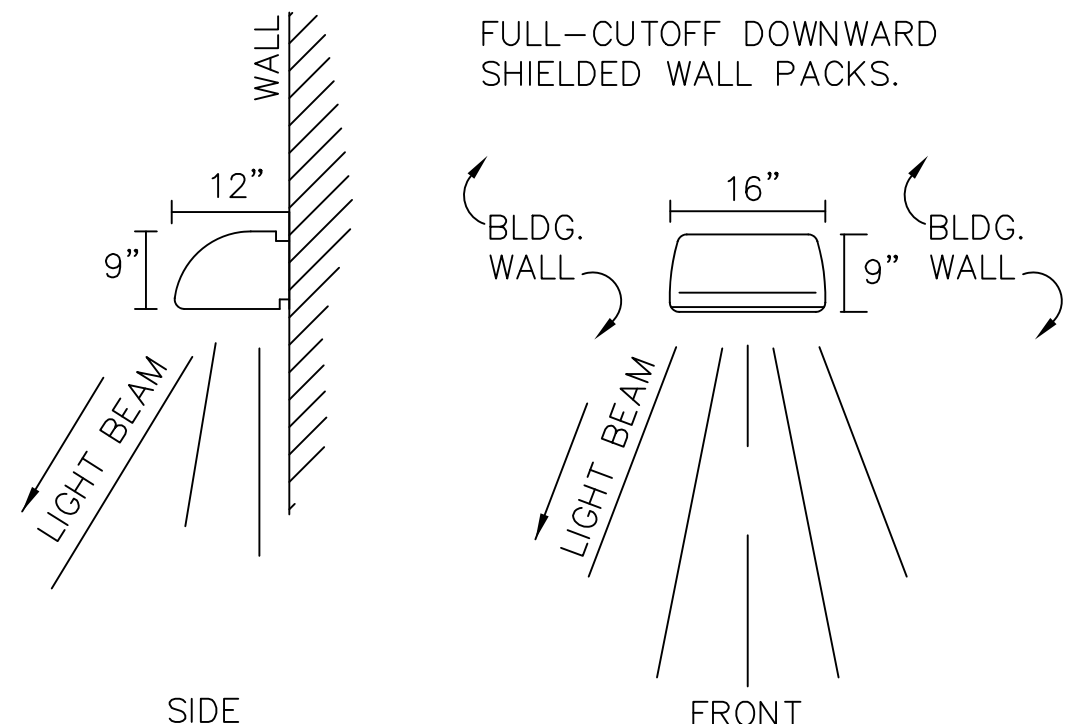


AREA:	5.424 ACRES
EXISTING ZONING:	PUD
EXISTING USE:	FIRE STATION
PROPOSED USE:	FIRE STATION AND ADMIN BLDG
DISTURBED AREA:	3.56 ACRES
TAX SCHEDULE NO.:	53124-00-014 & 015
DEVELOPMENT SCHEDULE:	2020-2021

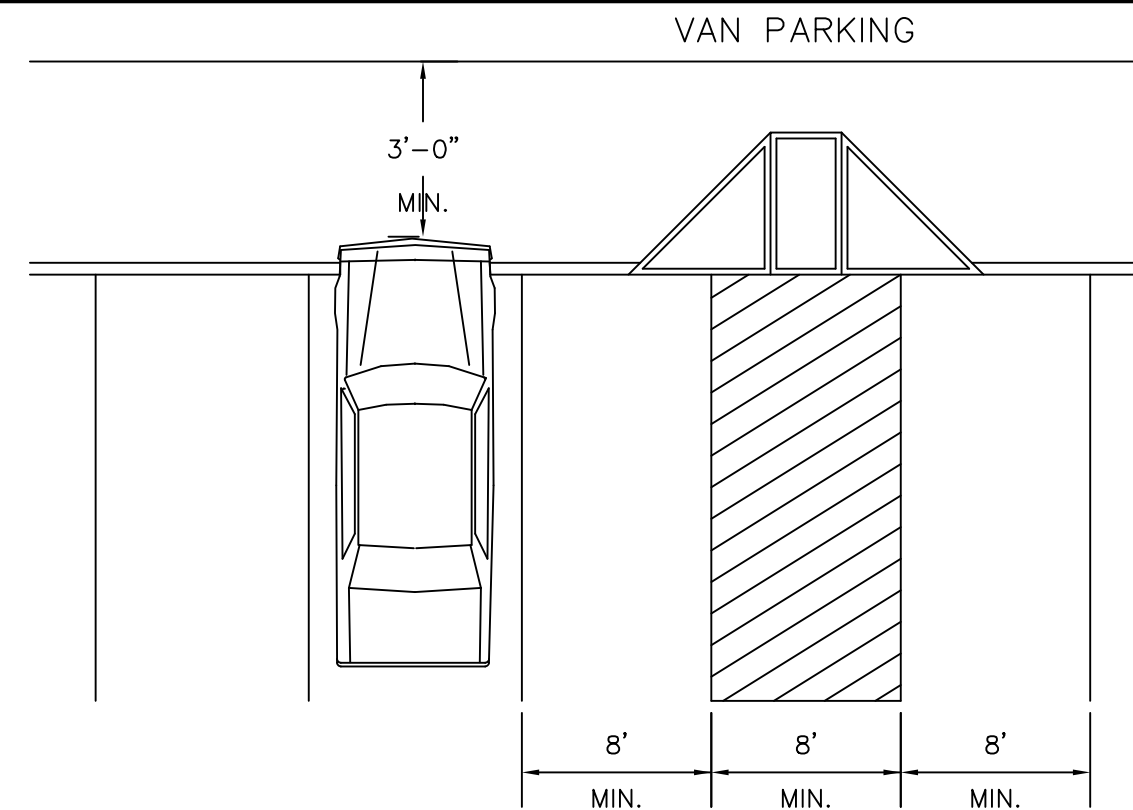
AREA	5,424 ACRES
PROPOSED USE	FIRE STATION and ADMINISTRATION BUILDING
TOTAL BLDG. AREA	8,382 SF NEW FIRE STATION
MAX. BLDG. HEIGHT	BLDG. HEIGHT @ SETBACK IS 25' PLUS 1' VERT PER 2' HORIZ FROM PROPERTY LINE = 47' VERT 35'
PROP. BLDG. HEIGHT	
BLDG. SETBACKS	
FRONT	25'
SIDE	10'
REAR	25'
LANDSCAPE AREAS 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/8 SEATS FOR THE CONFERENCE ROOM = 19 SPACES
TOTAL REQUIRED	27 SPACES
TOTAL PROPOSED	39 SPACES PLUS 3 HANDICAPPED SPACES



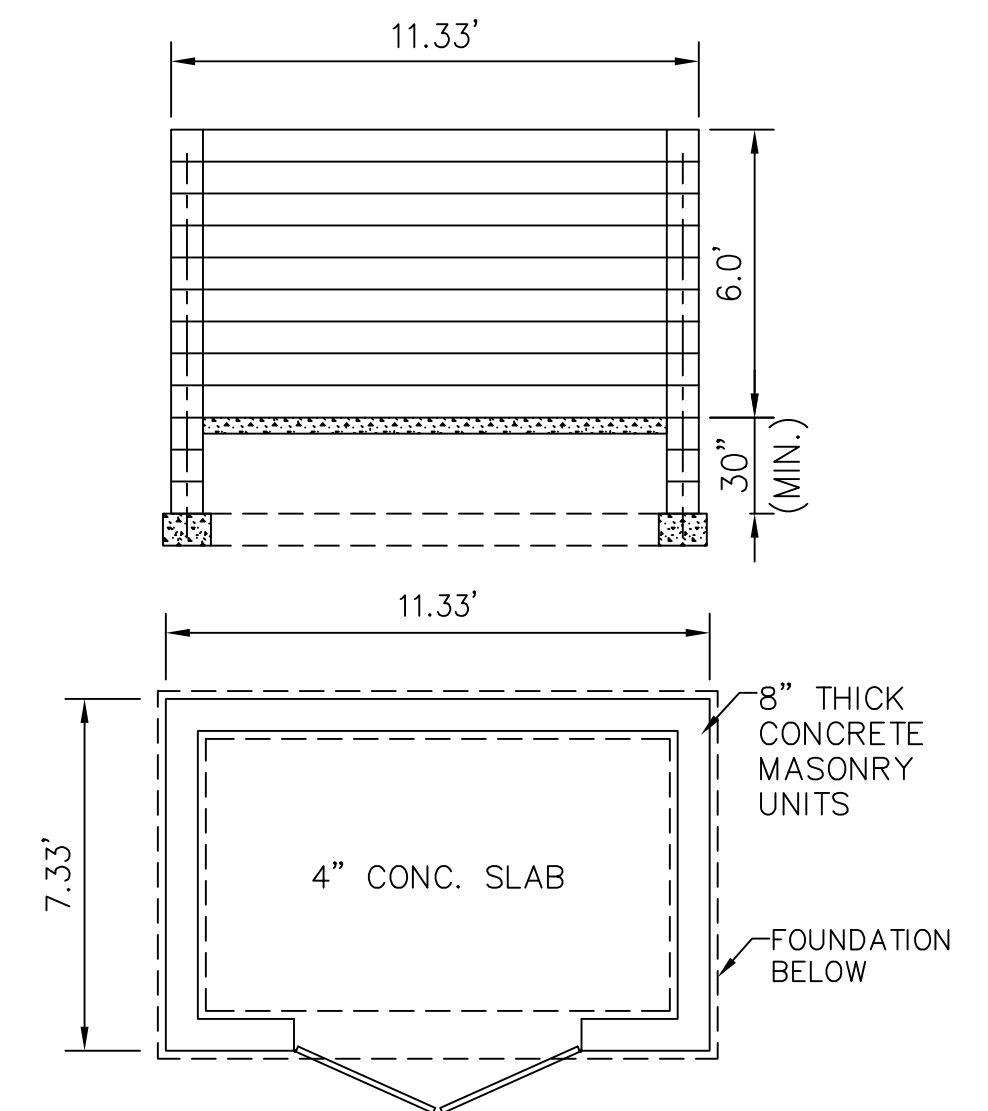
1 1.0 PARKING AREA LIGHT LDC/LD-7 N.T.S.



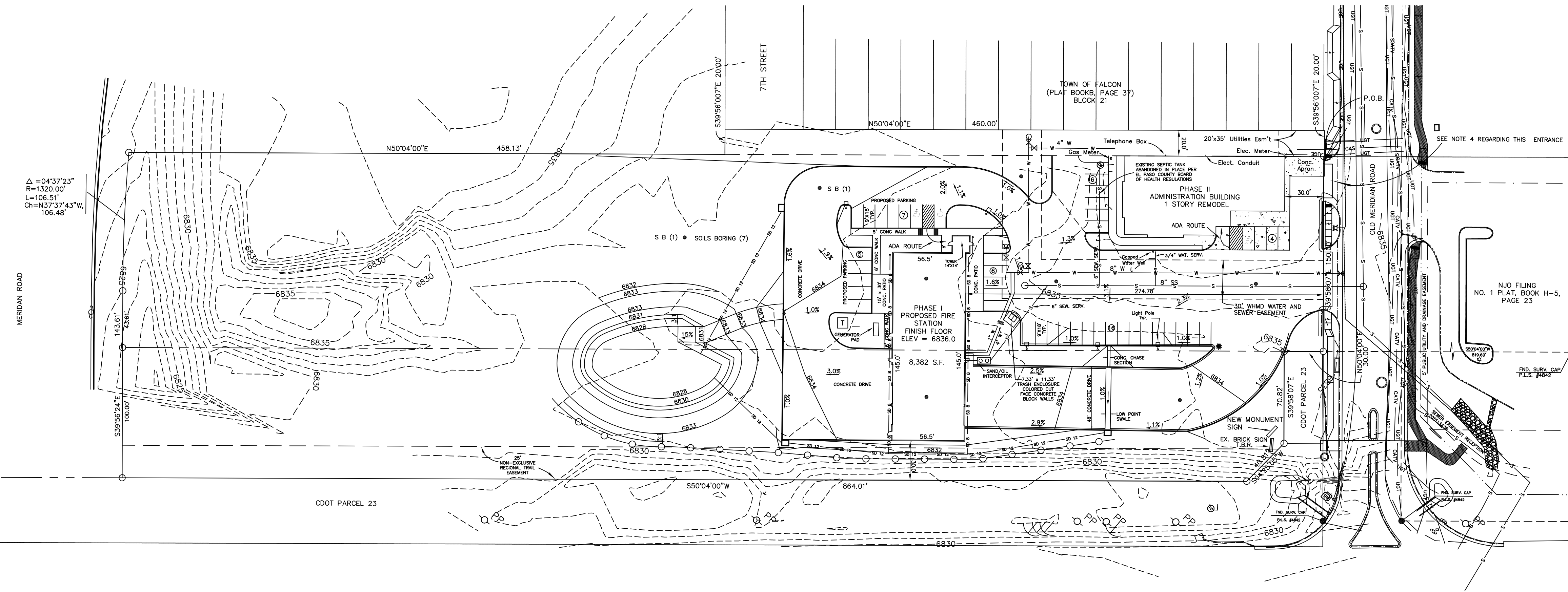
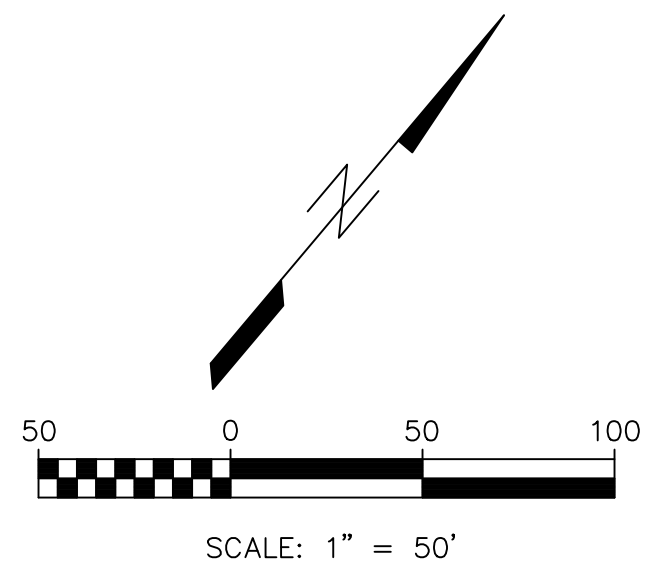
WALL MOUNTED LIGHTING



PARKING SPACES AND
ACCESS AISLES SHALL
NOT EXCEED 1:50
SLOPE IN ANY DIRECTION



TRASH ENCLOSURE DETAIL LDC/FD-17 N.T.S.



— — — — — PROPOSED LOCATION OF STORM DRAIN
 ————G——— PROPOSED LOCATION OF GAS SERVICE LINE
 - - - - - PROPOSED LOCATION OF SANITARY SEWER SERVICE LINE
 PROPOSED LOCATION OF WATER SERVICE LINE
 ○ DT0.2-5 DECIDUOUS TREE
 ☼ CT6-9 CONIFEROUS TREE
 DT0.2-5
 (INCHES) (FEET)
 TRUNK RADIUS-DRIFLINE RADIUS

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.

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 Colorado, said tract being a portion of the former Chicago, Rock Island and Pacific Railroad Right-of-Way (CRI&P) more particularly described as follows:

LOT 1, FALCON FIRE PROTECTION DISTRICT STATION NO. 3 EXEMPTION PLAT, as recorded at Reception No. 220714578 of the records of the Clerk and Recorder's Office of said El Paso County.

The above tract of land contains 5.424 Acres, more or less.

1. WATER AND SEWER PROVIDED BY WOODMEN HILLS METRO DISTRICT.
GAS SERVICE PROVIDED BY COLORADO SPRINGS UTILITIES.
ELECTRIC PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
2. ALL CURB ALONG DRIVES AND PARKING AREAS TO BE COLORADO SPRINGS STANDARD MEDIAN CURB— 6" CURB AND 1" GUTTER.
3. ALL WORK IN OLD MERIDIAN ROAD IS CURRENTLY UNDER CONSTRUCTION BY EL PASO COUNTY CONTRACTOR.
4. THIS ENTRANCE TO BE CLOSED WITH PHASE II COMPLETION AND TERMINATION OF FIRE STATION ACTIVITIES.

FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0575 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).

OWNER:
FALCON FIRE PROTECTION DISTRICT
ATTN: CHIEF TRENT HARWIG
7030 OLD MERIDIAN ROAD
FALCON, CO 80831
(719) 495-4050

COUNTY FILE NO: PPR-20-024

CALL BEFORE YOU DIG ...

811

FOR LOCATING AND MARKING GAS, ELECTRIC, WATER
AND WASTEWATER

[illegible]

H Scale:	1" = 30'
V Scale:	
Designed By:	
Drawn By:	
Checked By:	
Date:	12/24/19



www ldc-inc com • TEL: (719) 528-6133 • FAX: (719) 528-6848
8898 MAIZELAND ROAD • COLORADO SPRINGS CO 80909

NEW FALCON FIRE STATION NO. 3

NEW STATION SITE PLAN
FALCON, COLORADO

Project No.:

20005

Sheet:

of 1