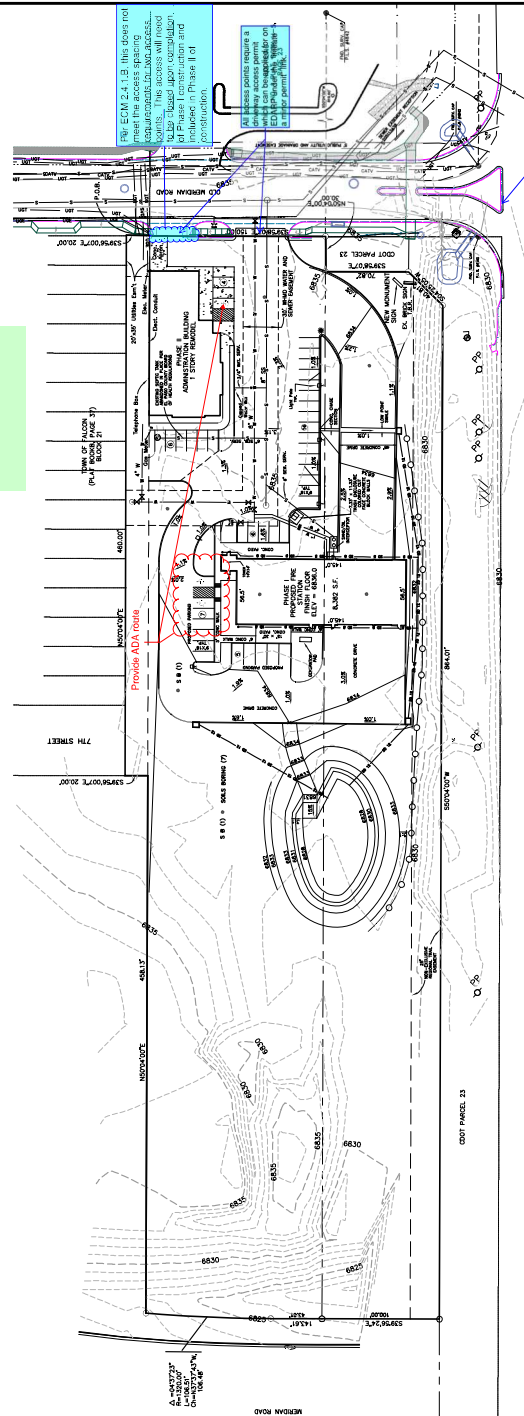
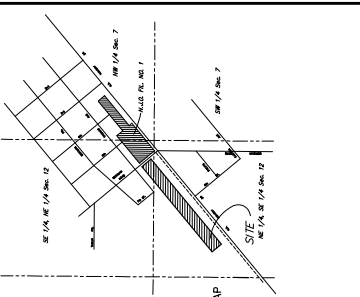
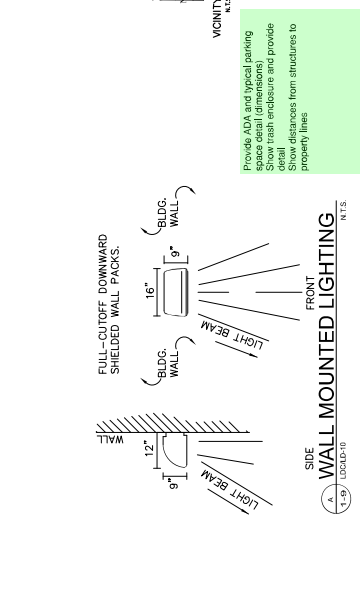
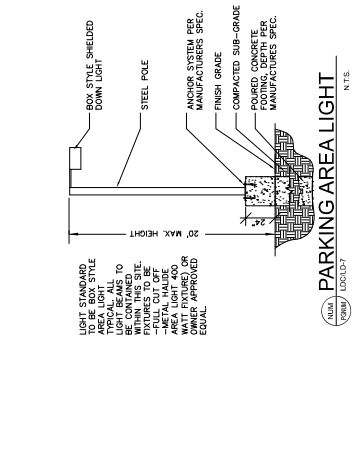
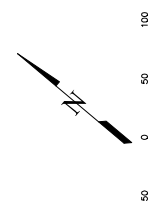


SITE DATA

AREA: 5.424 ACRES
 EXISTING ZONING: FUD
 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
 PROPOSED USE: FIRE STATION AND ADMIN BLDG
 TOTAL BLDG. AREA: 8,382 SF NEW FIRE STATION, 267 SF PER 2' VERT
 MAX. BLDG. HEIGHT: 35' PER 2' HORIZ FROM PROPERTY LINE = 47'
 PROP. BLDG. HEIGHT: 35'
 BLDG. SETBACKS: 10' FRONT, 10' SIDE, 25' REAR
 LANDSCAPE AREAS AS SHOWN
 PARKING: 4 SPACES/SHIFT WITH ONE SHIFT OVERLAP = 8 SPACES
 REQUIRED FIRE STATION: 5,000 SF WITH 1 SPACE/400 SF OFFICE AND
 REQUIRED ADMIN BLDG: 1 SPACE/8 SEATS 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 Falcon, Colorado, 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 S89°58'07" E along the Westerly line of said N.L.D. FILING NO. 1, 150.00 feet;
 Thence S69°10'57" W along the 165.00 feet South of and parallel to the Northwesterly right of way line of said former GROUP ROAD, 30.00 feet to the Northwesterly corner of State Highway 24 Doot Parcel 23A as recorded at Reception No. 20178610 of said records;
 The following 2 courses are along said Northwesterly line;
 1. S89°58'07" W a distance of 40.81 feet to a point to on the Easterly Right of Way line of Meridian Road;
 2. S89°58'07" W a distance of 89.19 feet to the Northwesterly corner of said Parcel 23A;
 Thence N45°52'24" W a distance of 143.61 feet to a point of curvature;
 2. Along the arc of said curve to the right having a central angle of 04°37'23", a radius of 1320.00 feet for an arc distance of 106.51 feet to a point on said Northerly Right of Way line;
 Thence N50°04'00" E along said Northerly Right of Way line, a distance of 458.13 feet to the Southerly Corner of 7th Street as platted in the TOWN OF FALCON, as recorded in Plat Book B at Page 37 of said records;
 Thence N39°56'00" W along the westerly right of wayline of said 7th Street a distance of 20.00 feet;
 Thence N50°04'00" E along the Southwesterly line of Block 21 in said TOWN OF FALCON and its Westerly extension, 460.00 feet to a point on the Westerly right of way line of Old Meridian Road (platted as 6th Street);
 Thence S39°56'00" E along said Westerly right of way line a distance of 20.00 feet to the POINT OF BEGINNING.
 CONTAINING: 5.424 acres, more or less.

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" CURB AND T. GUTTER.
 3. ALL WORK IN OLD MERIDIAN ROAD IS CURRENTLY UNDER CONSTRUCTION BY EL PASO COUNTY CONTRACTOR.
NOTE:
 FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 0804100575 G, effective date December 2018, indicates flood area in the vicinity of this parcel of land to be a Zone A (area determined to be out of the 100 year flood plain).

The following note should be applied to all site development plans or site plans:
 The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site accessibility requirements. 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.

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
 ○ DECIDUOUS TREE (INDICATED)
 * CMT-9 - CONIFEROUS TREE (INDICATED)