

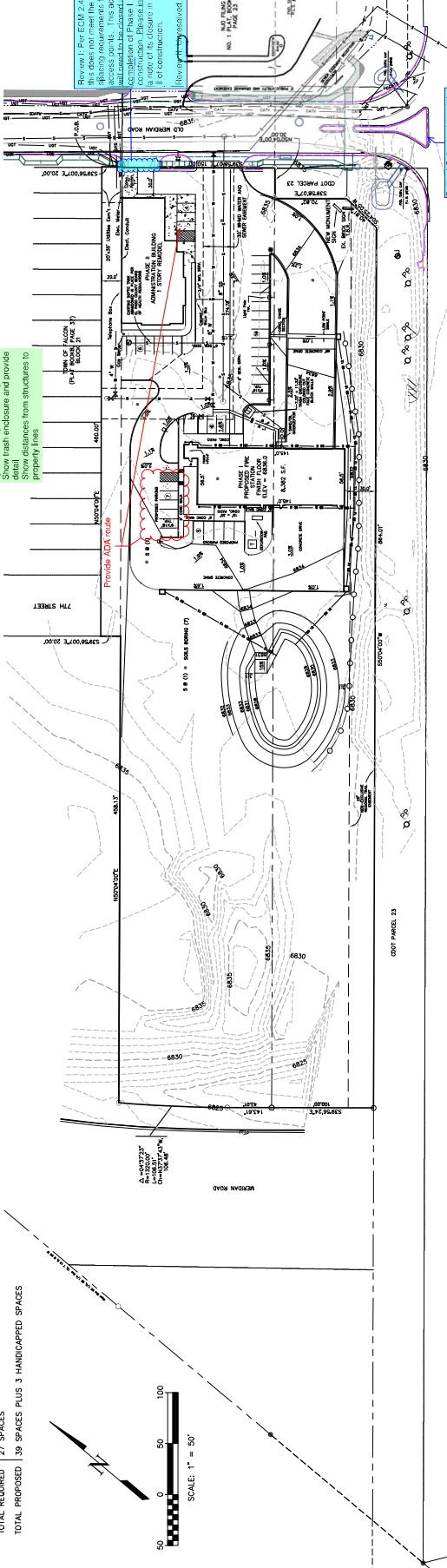
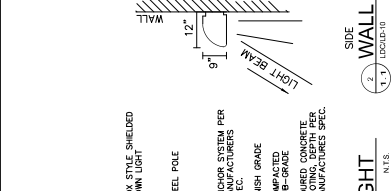
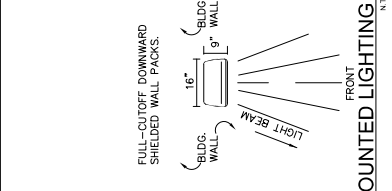
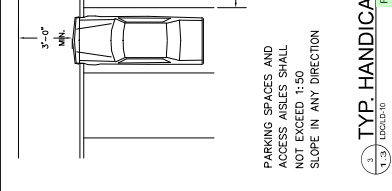
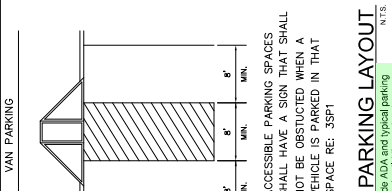
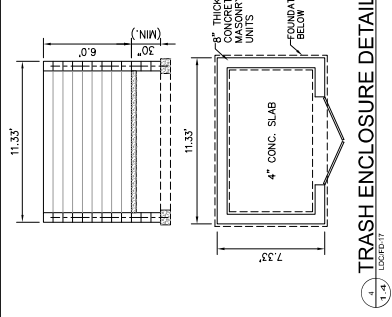
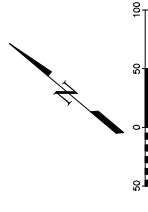
SITE DATA

AREA: 5.424 ACRES
 EXISTING ZONING: PLD
 EXISTING USE: FIRE STATION AND ADMIN BLDG
 PROPOSED USE: FIRE STATION
 DISTURBED AREA: 3.58 ACRES
 TAX SCHEDULE NO.: 53724-00-014 & 015
 DEVELOPMENT SCHEDULE: 2020-2021

LOT DATA

6.5V LINES
 FIRE STATION and ADMINISTRATION BUILDING
 TOTAL BLDG. AREA: 8,382 SF NEW FIRE STATION, 457 SF EXIST. 1' VERT
 MAX. BLDG. HEIGHT: 10' PER 2' HORIZ. FROM PROPERTY LINE = 47'
 PROP. BLDG. HEIGHT: 35'
 BLDG. SETBACKS: FRONT 25', SIDE 10', REAR 25'
 LANDSCAPE AREAS AS SHOWN

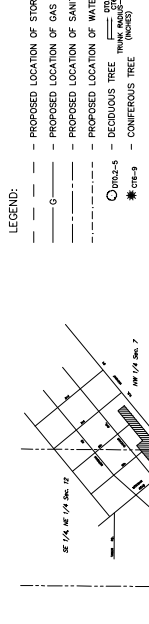
PARKING: 4 SPACES/SHIFT WITH ONE SHIFT OVERLAP = 8 SPACES
 REQUIRED FIRE STATION: 5,000 SF WITH 1 SPACE/400 SF OFFICE AND 1 SPACE/8 SEATS FOR THE CONFERENCE ROOM = 19 SPACES
 REQUIRED ADMIN BLDG: 27 SPACES
 TOTAL REQUIRED: 39 SPACES PLUS 3 HANDICAPPED SPACES



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 Colorado, more particularly described as follows:
 BEGINNING at the most Westerly corner of N1/2 of Block 21 in said TOWN OF FALCON and its Western extension, 460.00 feet to a point on the Westerly right of way line of Old Meridian Road (platted as 6th Street);
 Thence N50°04'00\"/>

NOTES:
 1. WATER AND SEWER PROVIDED BY WOODEN HILLS METRO DISTRICT. ELECTRIC PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. CURB-6\"/>

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 BY NUMBER)
 * CONIFEROUS TREE (INDICATED BY NUMBER)



811
CALL BEFORE YOU DIG

REVISIONS

No.	Description	By	Date
1	REVISED PER COUNTY COMMENTS	DK	5.1.2020

Checked By: DK
 Drawn By: BKH
 Designated By: N/A
 V Scale: DK
 H Scale: 1" = 30'

NEW FALCON FIRE STATION NO. 3
 FALCON, COLORADO
 NEW STATION SITE PLAN

PLANNING SERVICES
 Land Development, Inc.
 2988 MARTEL ROAD - COLORADO SPRINGS, CO 80908
 WWW.LANDDEV.COM TEL: 719.584.1313 FAX: 719.584.8448

Project No.: 20005
 Sheet: 1 of 1
 COUNTY FILE NO.: 2022-004