

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Ryan Howser, Planner I
Lupe Packman, EI Engineer I
Craig Dossey, Executive Director

RE: Project File #: U-20-002
Project Name: Security Fire Station 4 Approval of Location
Parcel No.: 55282-00-005

OWNER:	REPRESENTATIVE:
Glen Investment Group No. II, LLC 3 Widefield Blvd Colorado Springs, CO 80911	M.V.E., Inc. 1903 Lelaray Street, Suite 200 Colorado Springs, CO 80909

Commissioner District: 4

Planning Commission Hearing Date:	1/7/2021
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EXECUTIVE SUMMARY

A request by Glen Investment Group No. II, LLC, and Security Fire Department for an approval of location to allow for the construction of a new fire station. The approval of location application is made pursuant to C.R.S. § 30-28-110 and Section 5.3.3 of the El Paso County Land Development Code (2019). The 18.52-acre property is zoned CS (Commercial Service) and is located at the northeast corner of the Mesa Ridge Parkway and Powers Boulevard intersection and is within Section 28, Township 15 South, Range 65 West of the 6th P.M. The property is not located within the boundary of a small area plan. A concurrent application is under review for approval of a subdivision exemption to

create a 1.21-acre parcel on which the proposed fire station is to be developed. Should the approval of location be approved, the applicant will be required to submit and receive approval of a site development plan prior to initiating construction of the proposed fire station.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request for an approval of location to allow for a new fire station. The approval of location application is made pursuant to C.R.S. § 30-28-110 and Section 5.3.3 of the El Paso County Land Development Code (2019).

Waiver(s)/Deviation(s): There are no waivers requested with the approval of location.

Authorization to Sign: There are no documents associated with this application that require signing.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

Section 5.3.3.J, Approval of Location, Review Standards, of the Land Development Code (2019) states:

“The application for a public use, structure or utility is reviewed for conformity with the submittal and processing requirements included within this Code and Procedures Manual and for conformity with the adopted Master Plan.”

D. LOCATION

North: PUD (Planned Unit Development)

South: RS-6000 (Residential Suburban)

East: PUD (Planned Unit Development)

West: RS-6000 (Residential Suburban)

Single- Family Residential

Vacant

Single- Family Residential

Vacant

E. BACKGROUND

The 18.52-acre property was zoned R-1 (Residential) on May 10, 1942, when zoning was first established for this area of the County. Due to subsequent changes in the nomenclature of the Land Development Code, the R-1 zoning district has been renamed to the RS-6000 (Residential Suburban) zoning district. The property was then rezoned from RS-6000 to CS (Commercial Service) on February 10, 2011 (PCD File No. CS-09-001). The property was created on February 15, 2007 by warranty deed (Reception No. 206165898). A final plat for the property was approved by the Board of County Commissioners on February 10, 2011, but was never recorded with the El Paso County Clerk and Recorder's Office (PCD File No. SF-09-011).

The property is located within the boundaries of the Glen at Widefield Sketch Plan, which was originally approved by the Board of County Commissioners on October 11, 2001, and then amended on February 10, 2011 (PCD File No. SKP-09-001). The Sketch Plan designates this parcel as "Commercial."

A concurrent application is under review for approval of a subdivision exemption to create a 1.21-acre parcel on which the proposed fire station is to be developed.

Section 1.15 of the Code defines an "Approval of Location" as:

"[T]he process authorized by CRS §30-28-110(1) whereby the Planning Commission reviews and approves the location and extent of any road, park, public way, ground or space, public building or structure, or public utility (whether publicly or privately owned and constructed)."

The proposed fire station is a public building owned and operated by the Security Fire Department; therefore, the proposed development qualifies as an approval of location per the Code. The County does not have any record of an approval of location being applied for at this site previously; therefore, an approval of location is necessary per C.R.S. 30-28-110 and Section 5.3.3 of the Land Development Code. The applicant's letter of intent states the proposed fire station structure will be 12,420 square feet and will be manned 24 hours per day. Should the approval of location be approved, the applicant will be required to submit and receive administrative approval of a site development plan prior to initiating construction of the proposed fire station.

F. ANALYSIS

1. Land Development Code Analysis

The request for approval of location is reviewed for conformity with the requirements of the El Paso County Land Development Code and for conformity with the County Master Plan. Staff finds that the proposed use complies with Section 5.3.3 of the Land Development Code regarding approval of location and C.R.S. 30-28-110, with the recommended conditions and notations.

2. Zoning Compliance

The parcel is zoned CS (Commercial Service). The dimensional standards of the CS zoning district are as follows:

Zoning District Minimum Area: 2 acres

Minimum Setback: 25 feet on all sides; 0 feet internal to the CS zoning district boundary

Maximum Height: 45 feet

Section 5.4.3.C.3. of the Code states:

“Public or Quasi-Public Utility Buildings not subject to standards: Utility buildings or facilities owned by a governmental, quasi-governmental or public entity are not subject to the development standards of the respective zoning district, but are instead governed by the standards of the approval of location, site development plan, or site plan submitted with the development application.”

Public buildings are exempt from the dimensional standards; however, the site plan submitted in association with the approval of location depicts the proposed fire station located near the center of the property and meeting all of the underlying zoning district dimensional standards.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

Goal 5.1 – Maintain a land use environment which encourages quality economic development that is compatible with surrounding land uses.

Goal 6.1.b – Support growth and development in the unincorporated County in a manner which reasonably limits long term public costs,

provides for the development of supporting infrastructure, preserves environmental quality, provides economic opportunities, and otherwise enhance the quality of life.

Policy 6.1.1 – Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.

Goal 12.1 – Ensure that public safety services are available at a level which is commensurate with local needs and circumstances.

Policy 12.1.1 – Comprehensively consider all applicable public safety aspects in the preparation and review of land development proposals.

Policy 12.1.6 – Support efforts to provide structural fire protection for those areas where such protection currently does not exist.

Policy 12.1.7 – Promote mutual aid agreements and other cooperative efforts among fire protection districts, municipalities and other affected entities directed toward providing improved and more cost-effective fire protection service.

The presence of emergency facilities in the County can help to encourage quality development and to expand economic opportunities in the area. A new fire station can be considered a compatible use to most surrounding uses and will likely improve public safety services in the area. This can help ensure that growth and development is adequately supported with the presence of nearby emergency services.

The property is located on the south side of Wayfarer Drive, a collector street serving a residential neighborhood to the north and east, but is directly adjacent to property that is zoned CS (Commercial Service) and likely to be developed with commercial uses in support of the surrounding neighborhood. Currently, properties in the area may be somewhat underserved by emergency services. Construction and ongoing operation of the proposed fire station use should help improve this situation.

The presence of a new fire station in the area is intended to help reinforce emergency services in areas that may be underserved by current facilities. The Security Fire Department participates in Mutual Aid agreements with surrounding

departments and districts. The location of a new fire station at the site can also help enhance the ability of the Security Fire Department to lend aid, as needed, to adjoining districts in the area including Colorado Springs Fire Department, Stratmoor Hills Fire Protection District, Broadmoor Fire Protection District, Hanover Fire Protection District, and Ellicott Fire Protection District.

4. Small Area Plan Analysis

The property is not located within the boundaries of a small area plan.

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central waters supply system when the economies of scale to do so can be achieved.

The subject property is located within Planning Region 7, Fountain Area, which is expected to have the largest growth demand in the County by 2060. Specifically, the Plan states:

“Areas projected to develop by 2040 are located south of Fountain (City) on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25.”

The property is located within an area projected to be developed by 2040. Region 7 does not draw from the Denver Basin aquifer and is not identified as potentially having issues regarding long term sustainable draw. The Plan identifies the current demands for Region 7 to be 10,141 AFY (Figure 5.1) with the projected need at build-out in 2040 at 15,845 AFY (Figure 5.2) and the projected need at build-out in 2060 at 26,969 AFY (Figure 5.3). Region 7 currently has 15,376 AFY in supplies and is projected to have 27,840 AFY in supplies in 2060, which means by 2060 there is anticipated to be a surplus of 871 AFY (Table 5-2).

The proposed fire station is expected to connect to the existing Widefield Water and Sanitation District facilities. The District was sent a referral and did not provide comments.

The concurrent subdivision exemption proposes to create one new parcel within Region 7 for the construction of a new fire station facility for the Security Fire Department and, therefore, results in a minor increase in water demand for the Region. The projected water demand for the site is 1.023 AFY, which is a low consumption rate in comparison to other permitted principle uses in the CS zoning district such as bars, restaurants, car washes, offices, and retail establishments.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Environmental Services was sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) does not identify any potential deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks Section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A soils and geology report is not required for an approval of location, however, a review of El Paso County GIS data indicates no known geologic hazards exist on the site that would prohibit or otherwise impact development of the proposed fire station.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Community Services, Environmental Services division, was sent a referral and has no outstanding comments.

3. Floodplain

FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0956G shows the property is located outside the 500-year floodplain (Zone X).

4. Drainage and Erosion

This parcel is in the West Fork Jimmy Camp Creek (FOFO2000) drainage basin, which is studied and is part of the Drainage Basin Fee Program. Drainage and bridge fees are not applicable to approvals of location. In addition, drainage and bridge fees would not apply to the concurrently reviewed subdivision exemption application.

A drainage report is under review with the concurrent site development plan application (PCD File No. PPR-20-029). The drainage report addresses both drainage and erosion impacts that may be caused by the proposed fire station as well as appropriate mitigation of those impacts. A grading and erosion control plan is not required with a subdivision exemption; however, approval of a grading and erosion plan will be required with the associated site development plan application.

5. Transportation

A Traffic Impact Study was not required for this project due to the fire station being anticipated to generate less than 100 trips on an average weekday. The property will have primary access from Wayfarer Drive, which is a County-maintained road. A deviation request to allow an egress only access from Mesa Ride Parkway is under review with the associated site development plan application.

The El Paso County Major Transportation Corridors Plan Update (MTCP) (2016) identifies Mesa Ridge Parkway in the roadway improvement project list (Project ID N14) to become a 4-lane Principal Arterial. This development does not warrant the need to upgrade Mesa Ridge Parkway to this final condition.

The development is subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471). The fee amount will be determined with the final land use approval (which is likely the site development plan in this case) and will be due at the time of building permit.

H. SERVICES

1. Water

Water service will be provided by Widefield Water District. The District was sent a referral for the approval of location request and did not provide comments.

2. Sanitation

Wastewater service will be provided by Widefield Sanitation District. The District was sent a referral for the approval of location request and did not provide comments.

3. Emergency Services

The property is within the Security Fire Protection District. The approval of location application is being submitted on behalf of the District, therefore, they have no objection and support the application.

4. Utilities

Electrical service is provided by Mountain View Electric Association, Inc. (MVEA) and natural gas service is provided by Black Hills Energy.

5. Metropolitan Districts

The property is not located within the boundaries of a metropolitan district.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for an approval of location. The El Paso County Parks Master Plan (2013) does not identify any park lands or trails on the property.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for an approval of location.

I. APPLICABLE RESOLUTIONS

Approval Page 11

Disapproval Page 12

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission find that the request meets the criteria for approval outlined in Section 5.3.3 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

CONDITIONS

1. No substantial expansion, enlargement, or modification of the facility, as depicted on the site plan and the associated site development plan, shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The applicant shall be required to receive approval from the Planning and Community Development Department of a site development plan prior to commencement of construction on the site.
3. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations except for those portions varied by this action.
4. The applicant shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 18-471), or any amendments thereto, at or prior to the time of building permit submittal.

NOTATIONS

1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified forty-two (42) adjoining property owners on December 22, 2020, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Site Plan

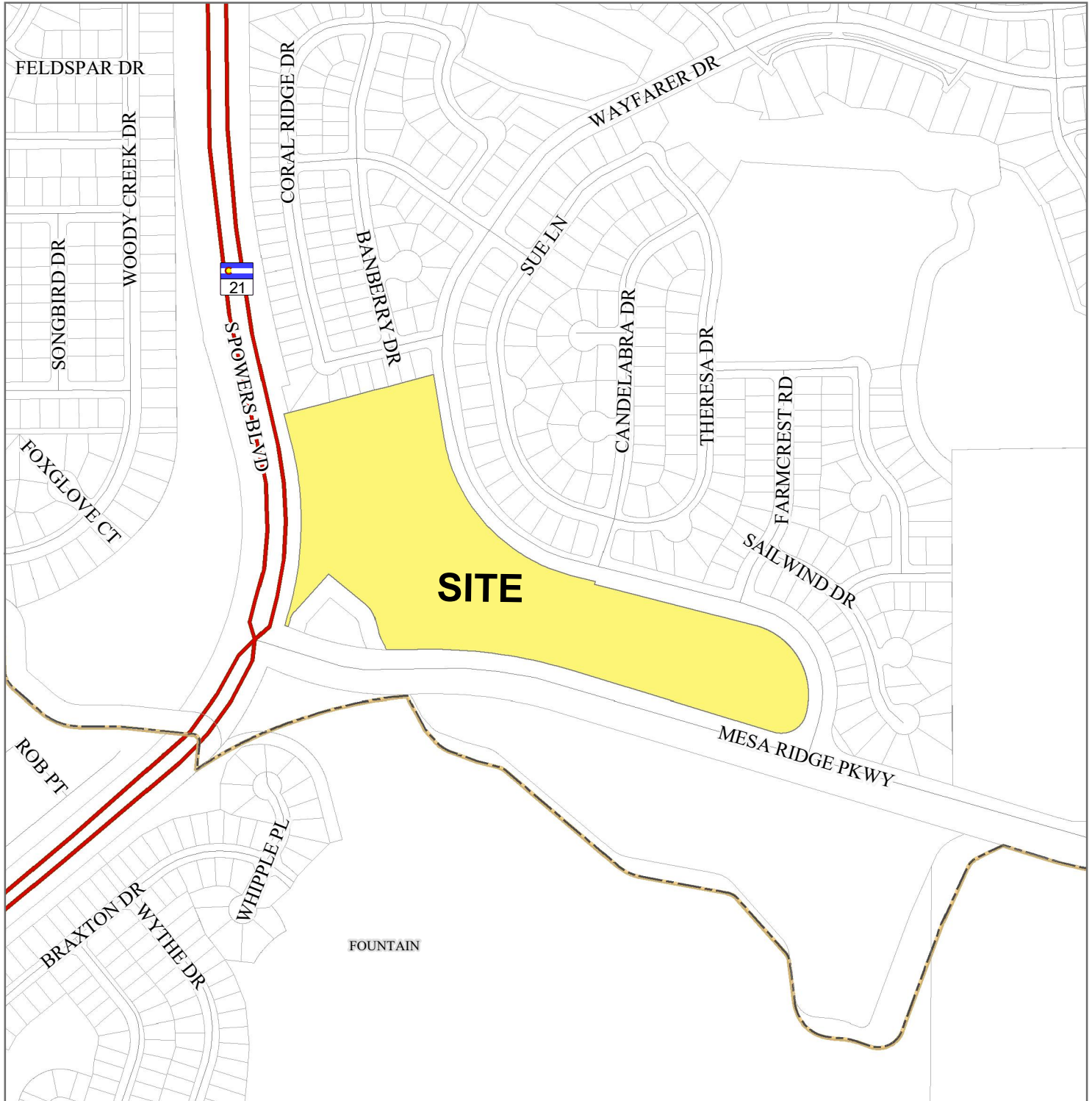
El Paso County Parcel Information

File Name: U-20-002

PARCEL	NAME
5528200005	GLEN INVESTMENT GROUP NO II LLC

Zone Map No. --

Date: December 21, 2020



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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November 10, 2020

U _____

**LETTER OF INTENT
SECURITY FIRE STATION NO. 4
A SUBDIVISION EXEMPTION FOR A FIRE STATION SITE
(MVE Proj. No. 61134)**

Owner:

Glen Investment Group No. II, LLC
3 Widefield Blvd
Colorado Springs, CO 80911
(719) 392-0194

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Developer/Applicant:

Security Fire Department
400 Security Blvd
Security, CO 80911
(719) 392-3271

Site Location Size and Zoning:

The site proposed to be the location of Security Fire Station No. 4 is located in the Northwest Quarter of Section 28, Township 15 South, Range 65 West of the 6th P.M., El Paso County, Colorado. The property has no assigned address, but the location is listed as Mesa Ridge Parkway. The site is located on the south side of Wayfarer Drive and the north side of Mesa Ridge Parkway approximately 900 feet west of the intersection of Wayfarer and Mesa Ridge. The proposed fire station site is 1.211 acres in size and part of the larger 18.52 acre unplatted parcel having El Paso County Tax Schedule No. 55282-00-005. The property is currently vacant land that is zoned CS CAD-O (Commercial Service with Commercial Airport District Overlay).

Request and Justification:

The request is for Approval of Location for a new Security Fire Protection Fire District fire station facility on the above stated 1.211-acre parcel provided in Section 5.3.3 of the El Paso County Land Development Code. This Approval of Location application is associate with a Site Development Plan and Subdivision Exemption applications to allow construction of a new fire station at the site. Security Fire Department currently has three stations in the Security-Widefield area. The new station will substantially improve emergency response times in the southeastern portion of Security Fire Protection District's service area. The subject property is a suitable location for the fire station with adequate access, available existing utilities and compatibility with the existing neighborhood. A Neighborhood Meeting advertised in the Fountain Valley News and by USPS Certified Mail to adjacent property owners. The meeting was held at Security Fire Station No. 1 in September of 2018. There were no objections to the proposed station being located on the site expressed at the meeting.

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

This application meets the Review Standards as contained in Chapter 5 (Section 5.5.3) of the El Paso County Land Development Code (2019). Approvals of Location are reviewed for conformity with the submittal and processing requirements and for conformity with the Master Plan.

1. The proposed Approval of Location application conforms to the El Paso County Land Development Code and Master Plan. This application is being considered concurrently with the administrative Site Development Plan application and Subdivision Exemption Application to ensure compliance with site development standards in the code and the subject land parcel is secured in accordance with the Land Development Code. Master Plan compliance is demonstrated below:

The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following policies from the Policy Plan as they specifically relate to this request:

Goal 5.1 *Maintain a land use environment which encourages quality economic development that is compatible with surrounding land uses.*

Policy 5.1.1 *Encourage economic development that enhances a sense of community, provides vigor to the economy and considers the environment while contributing to the overall health of the County.* The new fire station at this location promotes a greater sense of security in the neighborhood and greater well-being by providing real improvements to emergency response times. The presence of adequate emergency response in the County encourages quality development and expanding economic opportunities in the area.

Goal 6.1.b *Support growth and development in the unincorporated County in a manner which reasonably limits long term public costs, provides for the development of supporting infrastructure, preserves environmental quality, provides economic opportunities, and otherwise enhance the quality of life.*

Policy 6.1.1 *Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.* The new fire station at this location constitutes supporting infrastructure necessary for public safety in the area. The location is across the collector street from a residential neighborhood, but directly adjacent to property that is zoned CS CAD-O and likely to be developed with commercial uses in support of the surrounding neighborhood.

Goal 12.1 *Ensure that public safety services are available at a level which is commensurate with local needs and circumstances.*

Policy 12.1.1 *Comprehensively consider all applicable public safety aspects in the preparation and review of land development proposals.* This subdivision exemption is specifically provided for in the Land Development Code. This land development project supports public safety in Security-Widefield area and beyond.

Policy 12.1.6 *Support efforts to provide structural fire protection for those areas where such protection currently does not exist.* The subdivision exemption strengthens the fire protection and emergency response services in the general area of the site. The presence

of a new fire station in the area will provide reinforcement to emergency services in outlying areas that may be under-served by current facilities.

Policy 12.1.7 Promote mutual aid agreements and other cooperative efforts among fire protection districts, municipalities and other affected entities directed toward providing improved and more cost-effective fire protection service. The Security Fire Department participates in Mutual Aid agreements with surrounding departments and districts. The location of a new fire station at the site will enhance the ability of the Security Fire Department to lend aid as needed to adjoining districts in the area including Colorado Springs Fire Department, Stratmoor Hills Fire Protection District, Broadmoor Fire Protection District, Hanover Fire Protection District and Ellicott Fire Protection District.

Another element of the Master Plan is the Small Area Plan. The proposed fire station location is not contained within the boundaries of any effective small area plan.

The proposed fire station location is in compliance with the Parks Master Plan, which does not appear to call for new trails or parks in the site vicinity. The nearest proposed trail is the Jimmy Camp Creek Trail located east of Marksheffel Road. Bike Routes are proposed on Mesa Ridge Parkway, Marksheffel Road and Fontane Boulevard. Park Fees are not applicable for this site with fire station use in the CS-CAD-O zone.

The proposed fire station location is in compliance with the 2040 Major Transportation Corridors Plan (MTCP). The site is adjacent to Mesa Ridge Parkway on the south which is listed as a Principal Arterial in the MTCP. The existing right-of-way of Mesa Ridge Parkway is approximately 156 feet at the site.

The proposed fire station location is in compliance with the Master Plan for Mineral Extraction (1996). This plan identifies some potential conglomerate deposits in the area of the site. No separate mineral estate owners were found for the property as concluded from a search of the records of El Paso County.

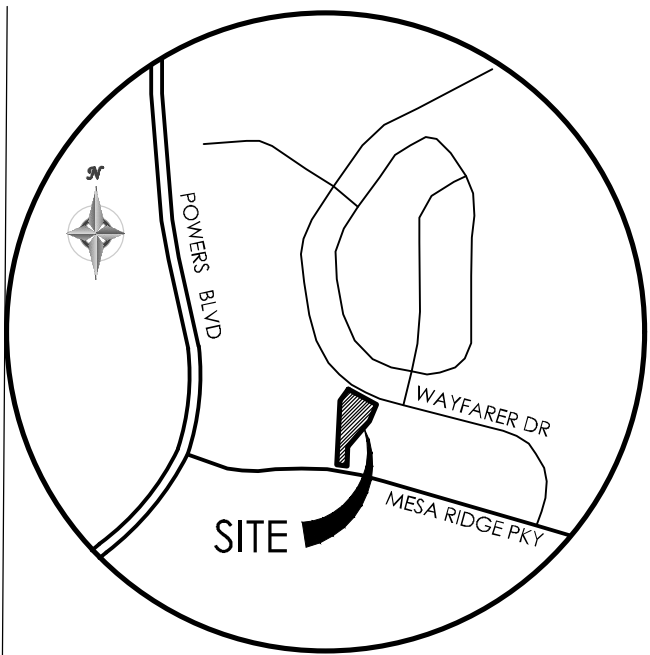
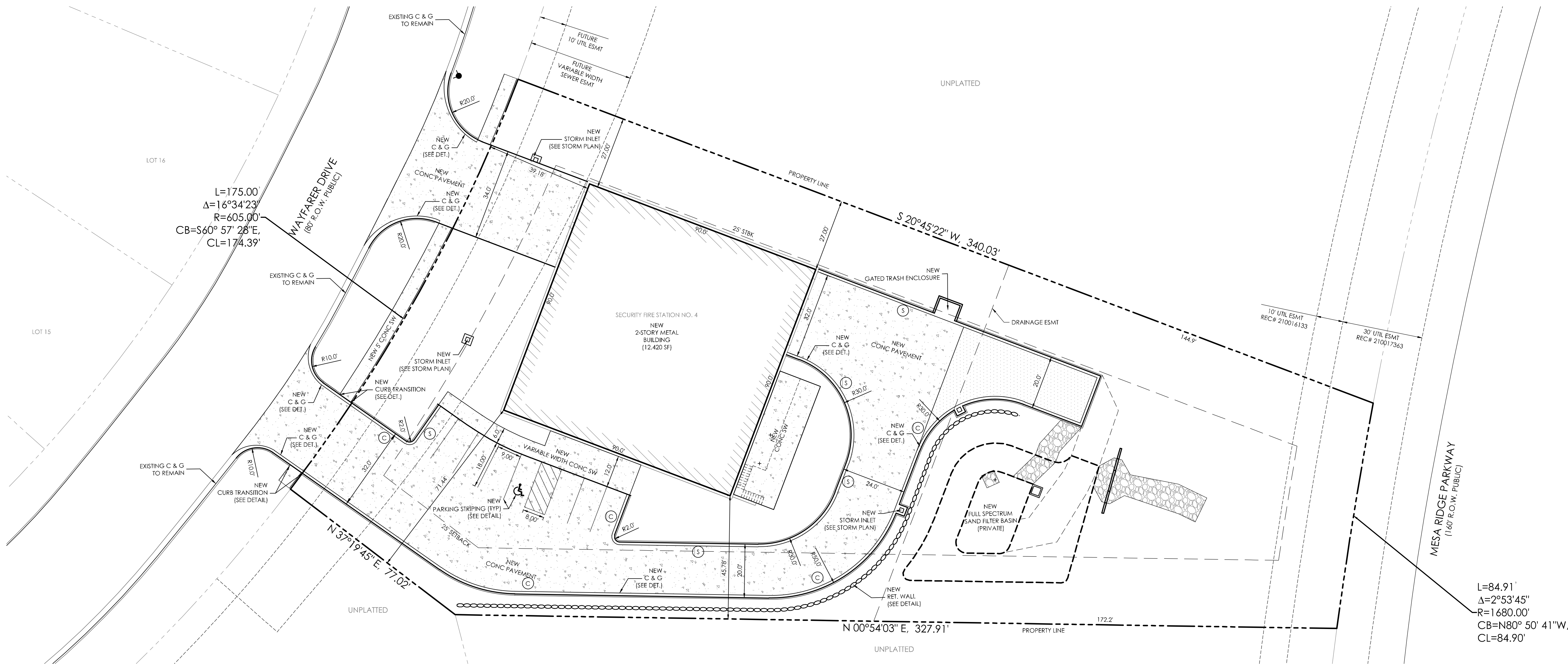
The proposed fire station location is in compliance with the El Paso County Water Master Plan (2018). The Water Resources for the site are to be provided by Widefield Water and Sanitation District in accordance with the District's commitment letter without causing injury to decreed water rights. A listing of some of the policies of the Water Master Plan that are supported by the proposed development is provided as follows:

Policy 3.1.1 –Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central waters supply system when the economies of scale to do so can be achieved. The site will be connecting to the existing Widefield Water and Sanitation District facilities, which has provided a commitment to serve the new fire station. The district operates 17 groundwater wells and also receives 1,440 Acre Feet (469,225,440 Gallons) of water from Fountain Valley Authority's Water Treatment Plant annually. This water is pumped from Pueblo Reservoir to the treatment plant which is located just south of The City of Fountain. The district maintains 60 miles of distribution mains varying in size from 2 inches in diameter to 36 inches in diameter. The district owns and operates 6 treated water storage tanks with a combined capacity of 8.8 million gallons, 3 booster

pump stations, and 20 buildings throughout. The district's water quality meets all of the Colorado Health Department and EPA Drinking Water Regulations as monitored by the taking of samples at more than 20 different locations each month for bacteriological and chlorine analysis. The district employs public education efforts to encourage water conservation and uses a graduated water charge with higher per unit cost for greater volumes of water used. This also encourages water conservation

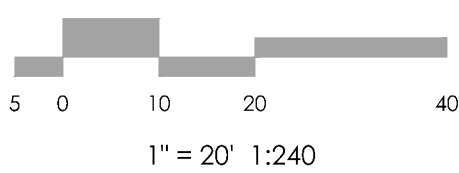
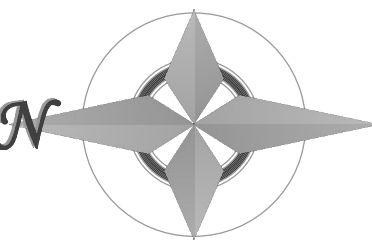
The subject parcels are within Region 7, which includes Fountain, Security, Widefield, and Stratmoor Hills. This region is anticipated to experience the largest demand growth in the County by 2060. The Water Master Plan identifies a current water demand of 10,141 acre feet (AF) and a current supply of 15,376 AF, resulting in a surplus of water (decreed water rights) of 5,236 AF. The Plan ultimately projects a water supply deficit for Region 7 of 11,593 AF by year 2060. The proposed subdivision exemption proposes to create one new parcel within Region 7. The new parcel is proposed to be the location for the construction of a new fire station facility for Security Fire Department and, therefore, results in a very minor increase in water demand for the Region. The projected water demand for the site is 1.023 AF per year based on 400 gallons per day domestic use for the fire station plus irrigation of approximately 11,500 sf of landscaping with a rate of 0.05 AF per 1000 sf.

Z:\61134\Documents\Correspondance\61134 LetterOfIntent-Approval of Location.odt

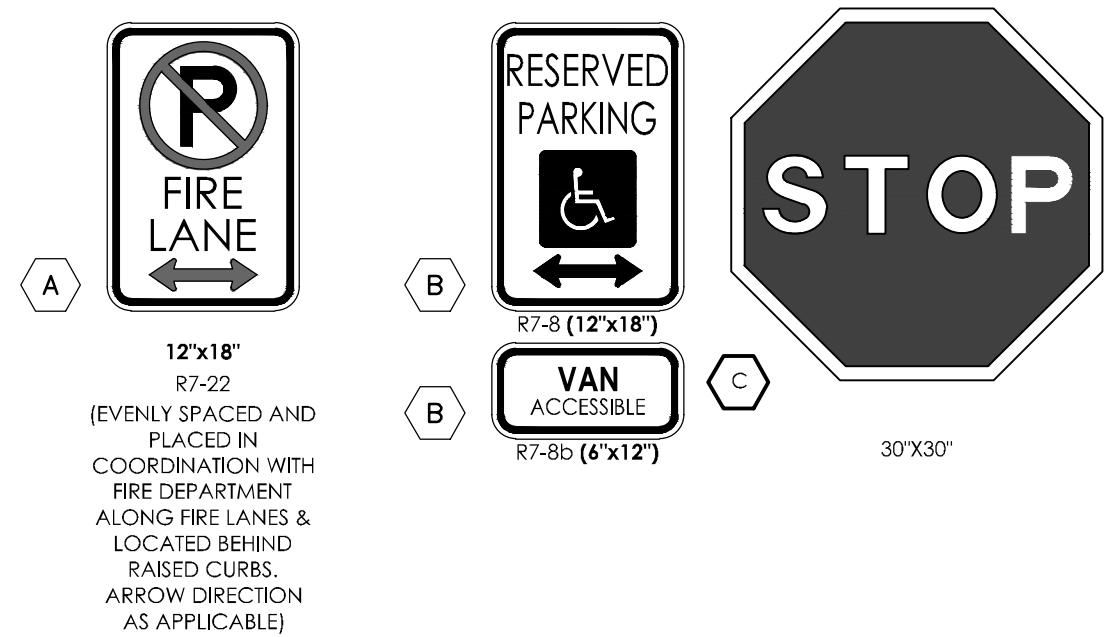


VICINITY MAP
NOT TO SCALE

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/NAVD29).



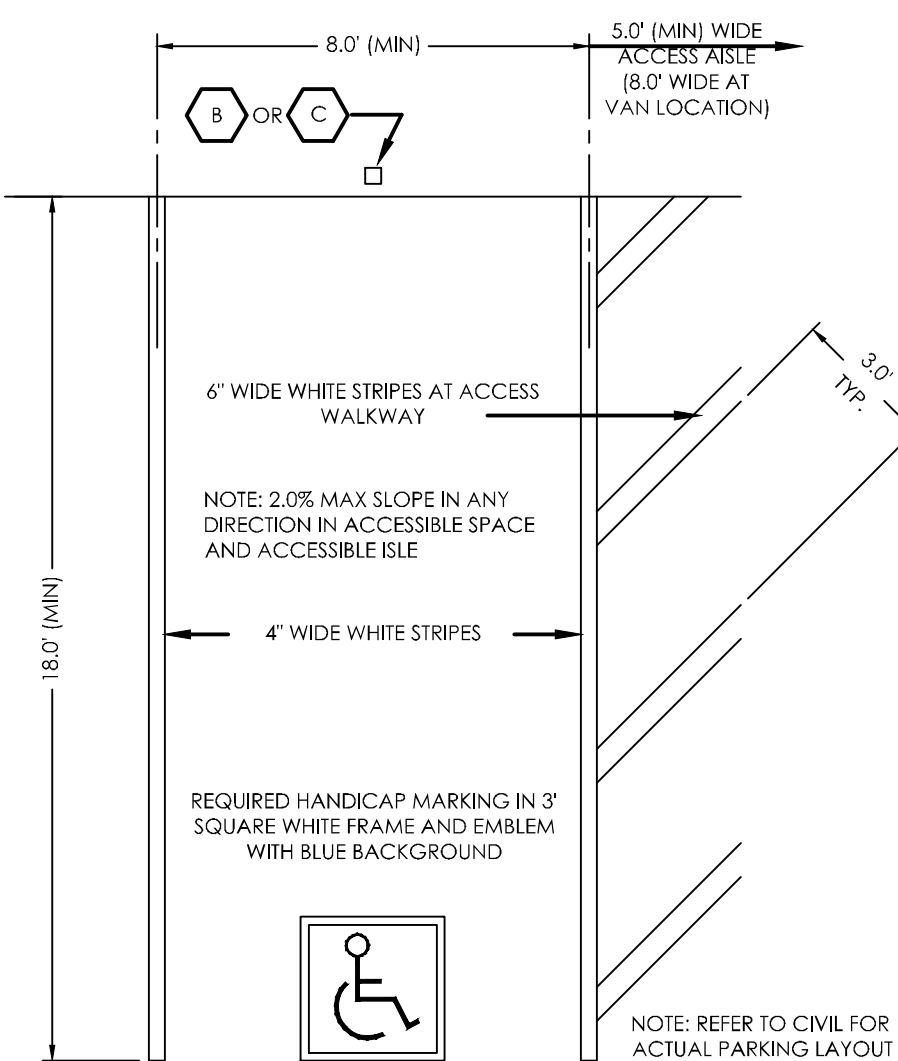
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R=1680.00'
CB=N80° 50' 41" W,
CL=84.90'



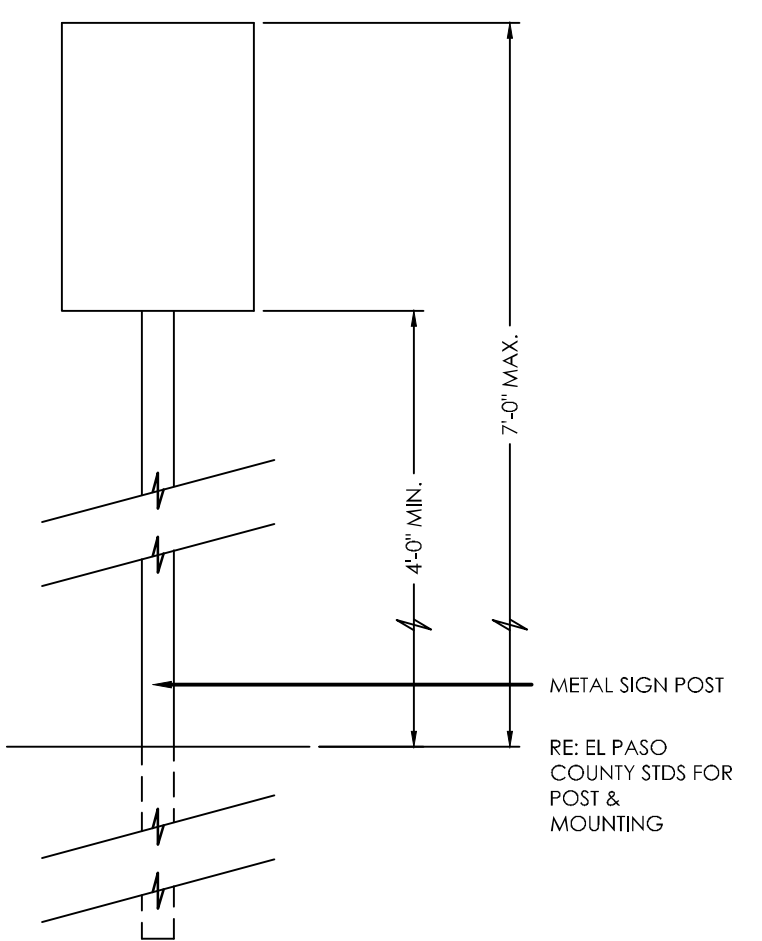
1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. ALL PRIMARY SIGNS TO BE MOUNTED ON METAL SIGN POST; 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP. ADDITIONAL PLACARD SIGNS SHALL BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.
3. MOUNT HANDICAP SIGNAGE ON BUILDING.
4. FIRE LANE MARKING SHALL BE PROVIDED AS SHOWN. EITHER SIGNAGE OR STRIPING WILL BE PROVIDED IN LOCATIONS SHOWN ON PLAN. FIRE LANE MARKING REQUIREMENTS BY COLORADO SPRINGS FIRE DEPARTMENT DIVISION OF THE FIRE MARSHALL AS REVISED JULY 2016 WILL BE A FOLLOWED FOR MATERIALS AND INSTALLATION OF MARKINGS.

STRIPING AREA

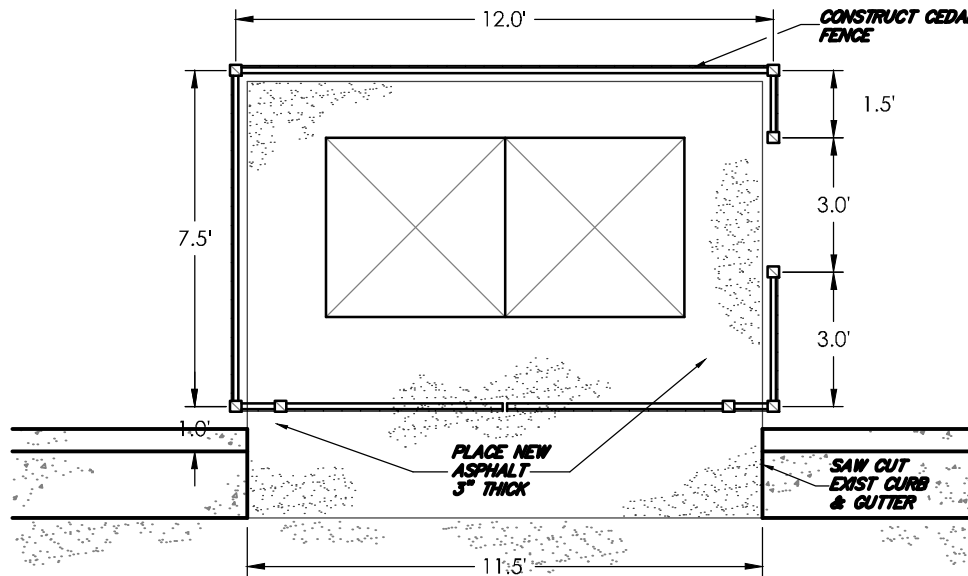
SITE SIGNAGE LEGEND
SCALE: 1" = 1'-0"



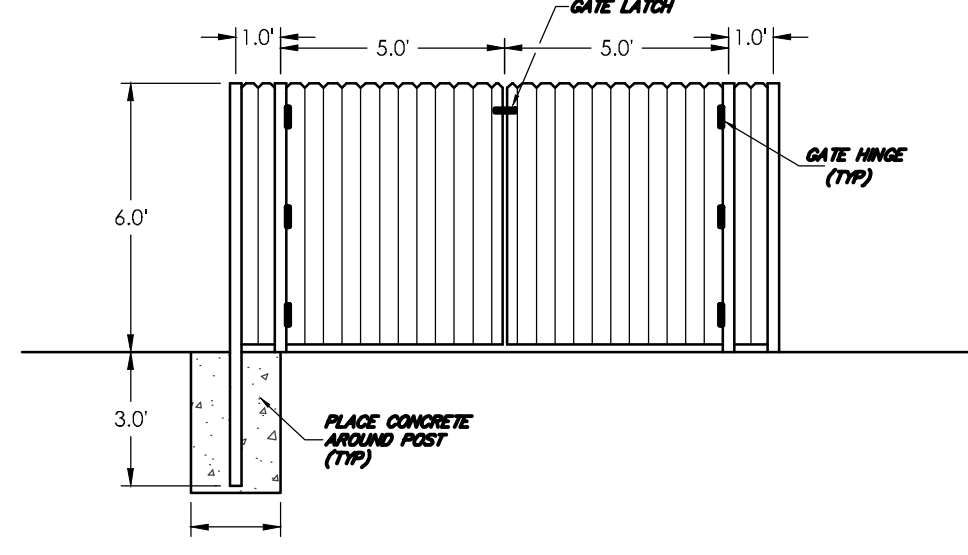
TYPICAL HANDICAP PARKING SPACE
SCALE 1" = 4'-0"



TYPICAL SIGN POST
NTS

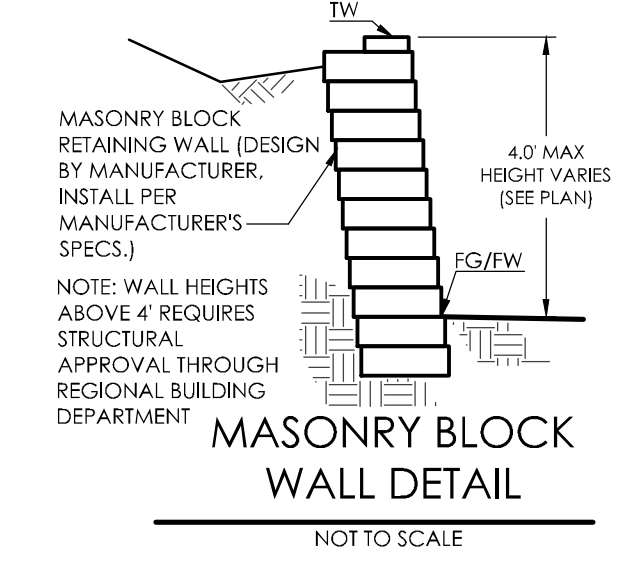


PLAN VIEW

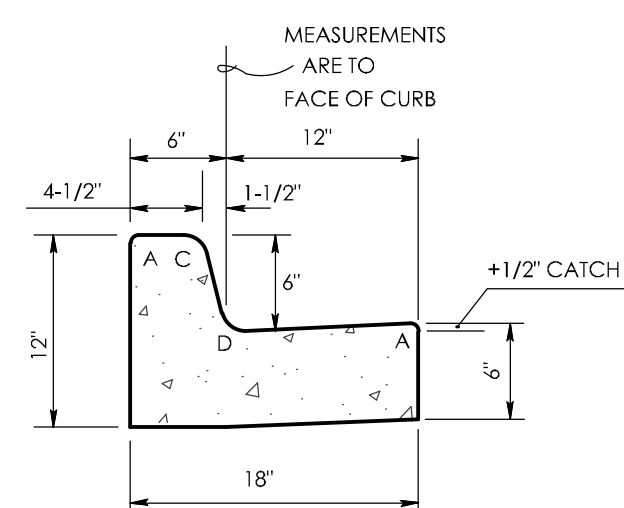


FRONT VIEW

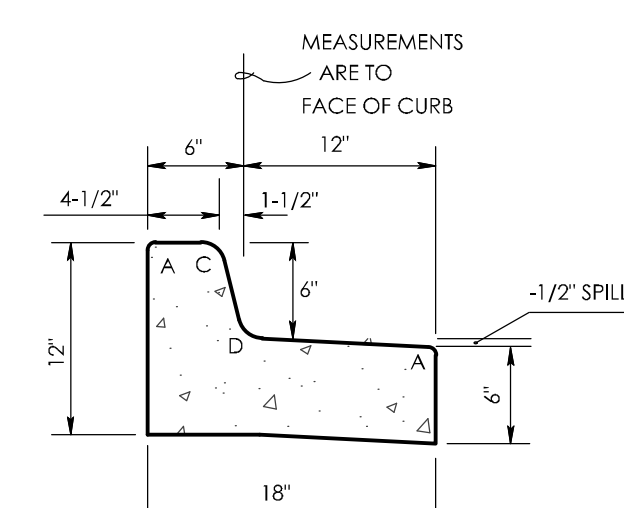
DUMPSTER ENCLOSURE DETAIL
SCALE 1" = 3'



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

APPROVAL OF
LOCATION
SITE PLAN

MVE PROJECT 61134
MVE DRAWING LOC-SP

NOVEMBER 10, 2020
SHEET 1 OF 1