

LEGAL DESCRIPTION:

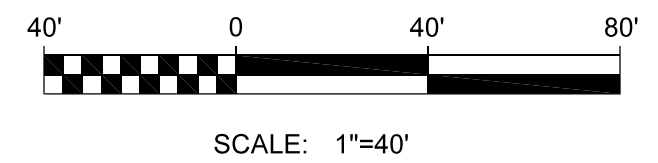
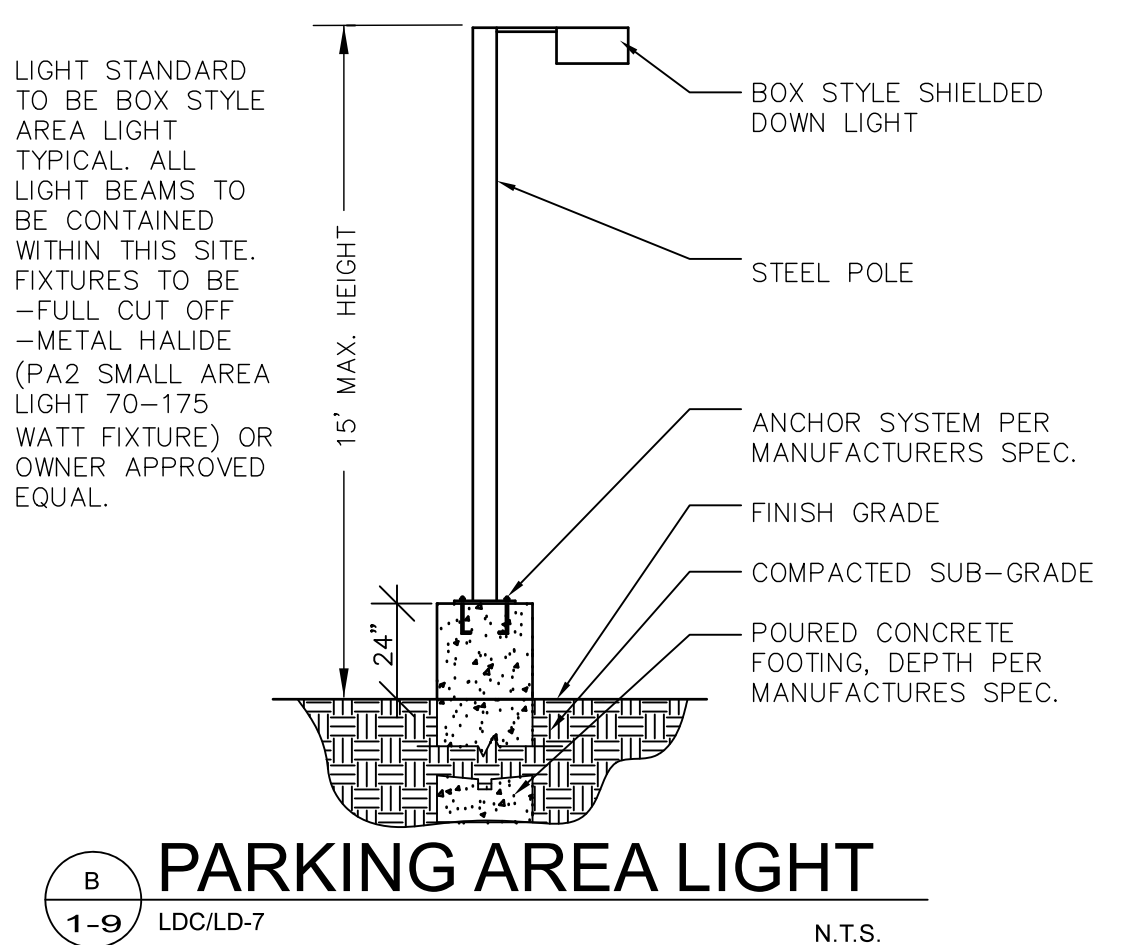
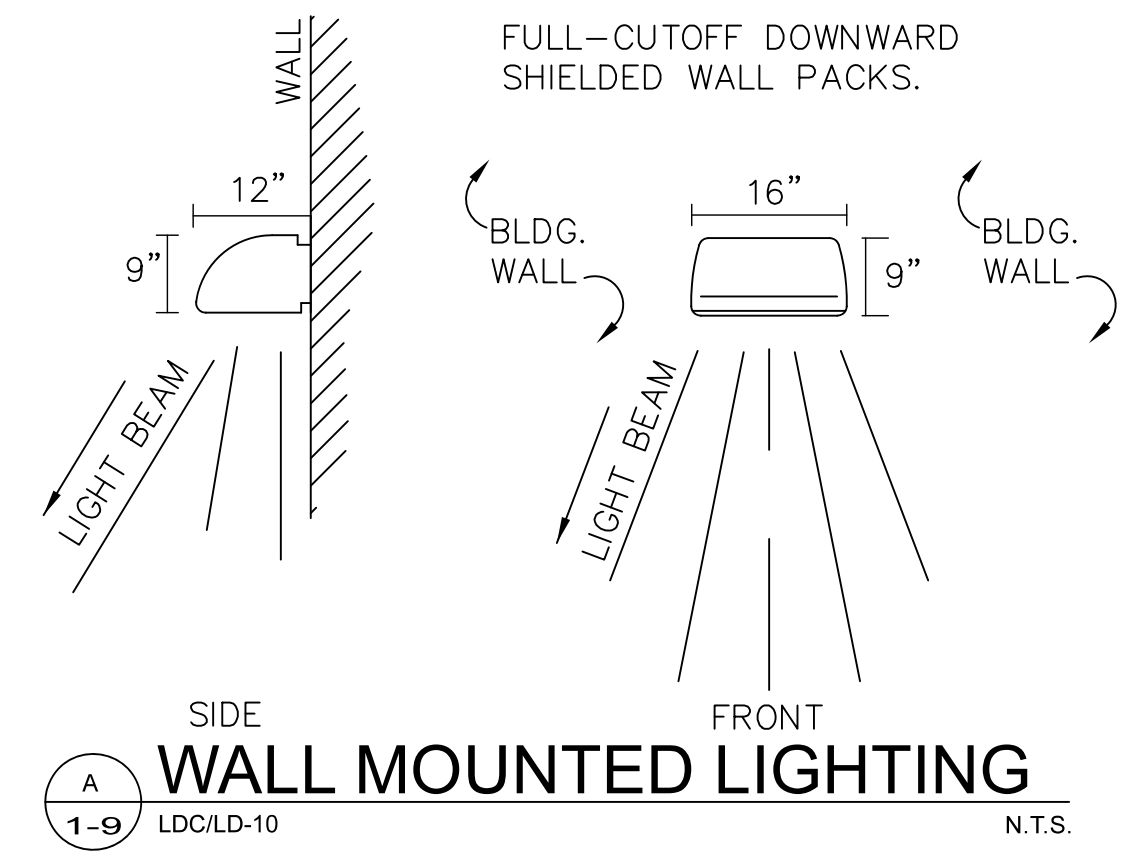
TRACT 36 WOODMEN HILLS FILING NO 11

NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0575 F, effective date MARCH 17, 1997, 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).

SITE DATA

TRACT 36	
AREA:	4.92 AC±
EXISTING ZONING:	PUD
PROPOSED ZONING:	VACANT
EXISTING USE:	FIRE STATION
PROPOSED USE:	
DISTURBED AREA:	2.34 AC±
TAX SCHEDULE NO.:	4231201002
DEVELOPMENT SCHEDULE:	FALL 2009
AREA:	4.92 AC±
PROPOSED USE:	FIRE STATION
TOTAL BLDG. AREA:	10,170 SF
MAX. BLDG. HEIGHT:	40'
PROP. BLDG. HEIGHT:	29'
BLDG. SETBACKS:	
FRONT:	30'
SIDE:	10'
REAR:	35'
LANDSCAPE SETBACKS:	
STAPLETON DR.:	25'
MERIDIAN RANCH:	20'
ROYAL COUNTY DOWN:	10'
W. PROPERTY LINE:	15'
PARKING:	REQUIRED PROPOSED 40 SPACES (INCLUDES 2 HC)



NOT FOR CONSTRUCTION:
 THESE PLANS ARE INTENDED FOR SUBMITTAL, REVIEW AND PLANNING PURPOSES ONLY AND SHOULD NOT BE USED ON SITE FOR CONSTRUCTION OR LAYOUT.

No.	Revisions	Date
1	COUNTY COMMENTS	6/22/09

H Scale:	1" = 40'
V Scale:	N/A
Designed By:	JAR
Drawn By:	JAR
Checked By:	DLK
Date:	5/21/09

Land Development Consultants, Inc.
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 Engineering • Surveying
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WOODMEN HILLS FIRE STATION
 SITE DEVELOPMENT PLAN
 FALCON, CO

Project Number: **08055**
 Sheet: **1 of 9**