

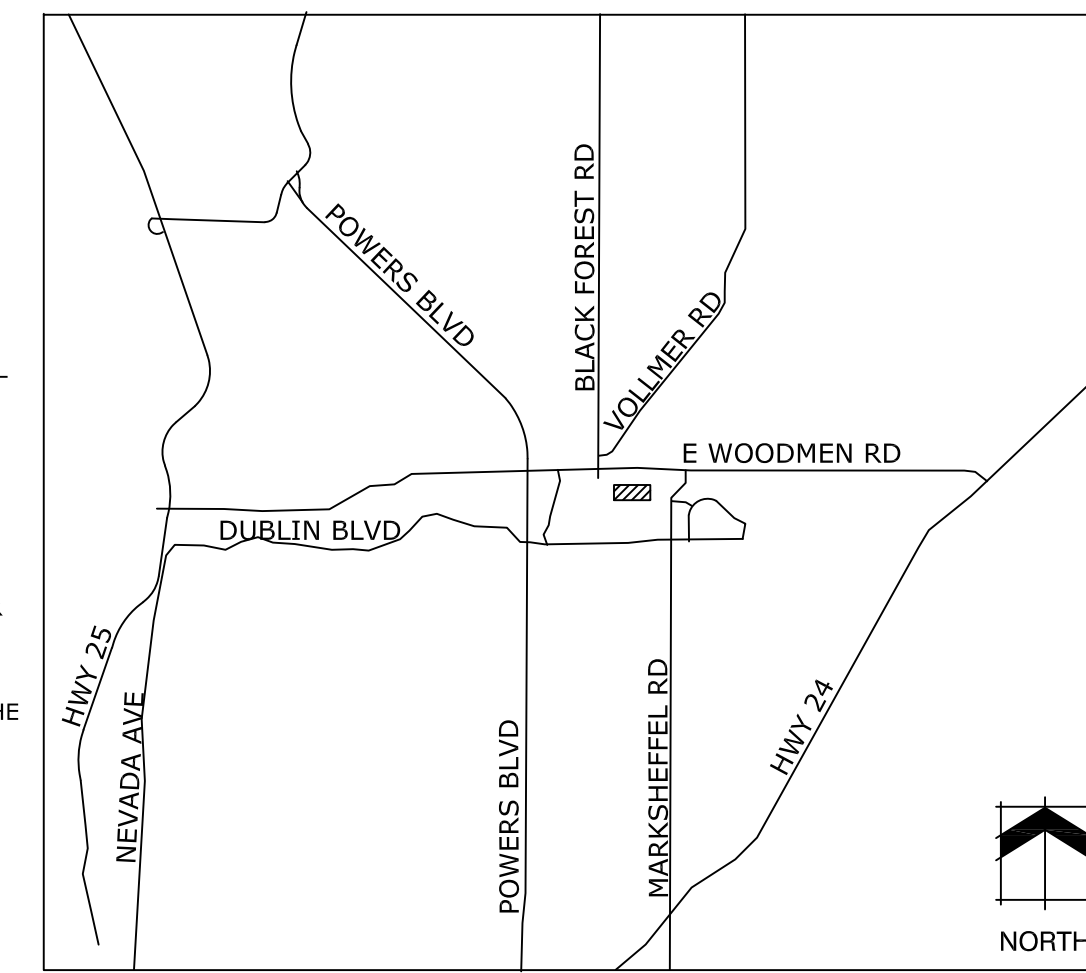
SITE DATA

OWNER:	DANIEL COMBS 7205 MAINE LANE COLORADO SPRINGS, CO	Building Setbacks:	-North 25' -West 25' -South 25' -East 25'
80923		Landscape Buffer:	-South 20'
Tax ID Number:	530800048	Lot Coverage	
Current Zoning:	AGRICULTURAL A-5	-(-%) building	3%
Acreage:	5.10 AC (222,249 sqft)	-(-%) impervious	3%
Building Height:	30'		
Building Area:	Residence - 1,440 sqft Shed 1 - 2,400 sqft Shed 2 - 2,400 sqft Total Building Area - 6,240 sqft		

MOUNTAIN SPLENDOR SERVICES, INC.

EL PASO COUNTY, STATE OF COLORADO
SITE DEVELOPMENT PLAN

VICINITY MAP



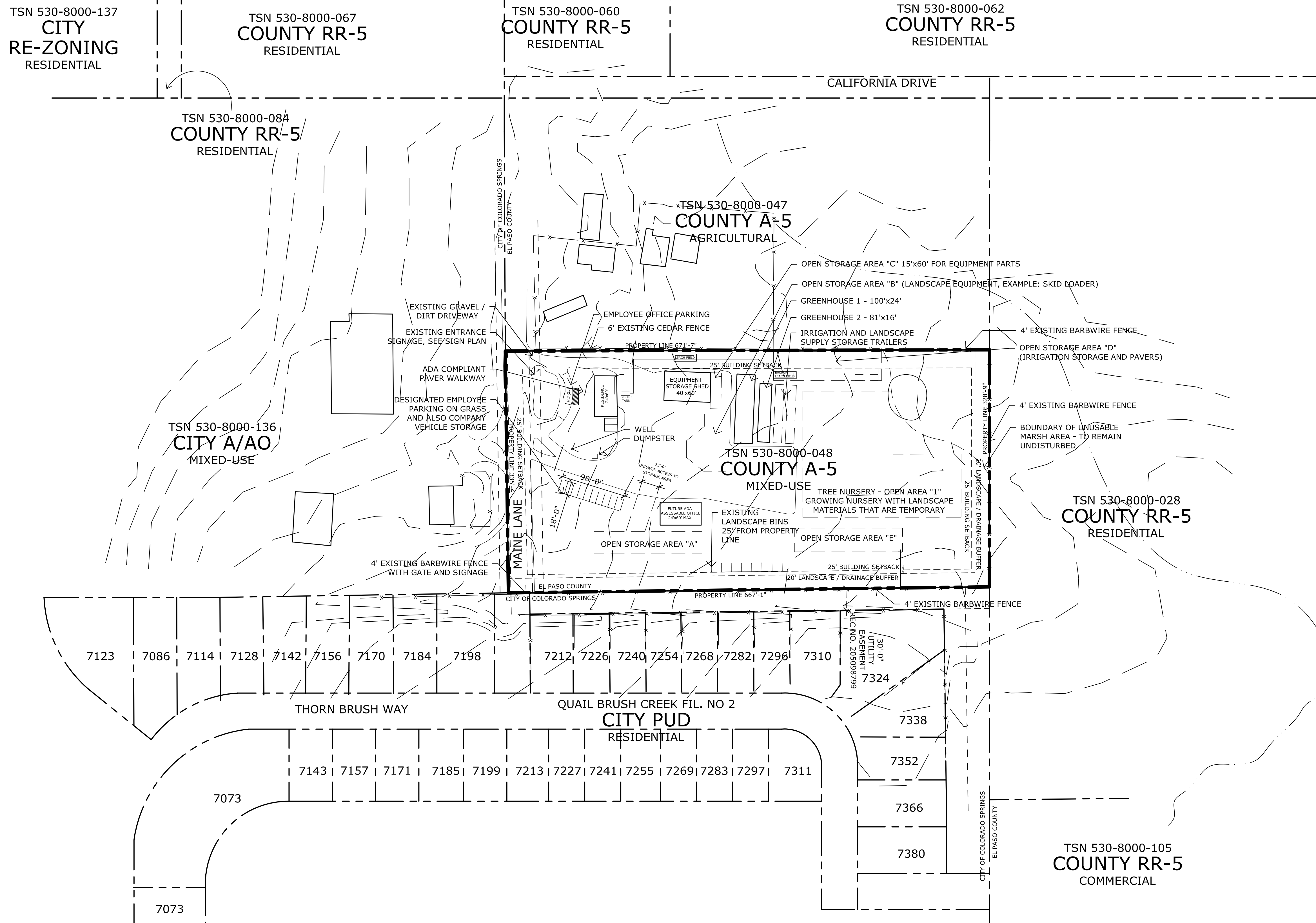
LEGAL DESCRIPTION

PARCEL A:
THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR ACCESS OVER THOSE ROADWAYS KNOWN AS MAINE LANE, IDAHO LANE, UTAH LANE, NEVADA LANE AND CALIFORNIA DRIVE, AS REFERENCED IN NOTICE RECORDED MARCH 9, 1977 IN BOOK 2904 AT PAGE 643.

NOTES

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WHITEHEAD ENGINEERING
P.O. BOX 1551
Colorado Springs, CO 80901

MOUNTAIN SPLENDOR SERVICES, INC.

7205 MAINE LANE
COLORADO SPRINGS, CO 80923

DATE: 04/07/2020
PROJECT MGR: CG
PREPARED BY: DW

SITE DEVELOPMENT PLAN

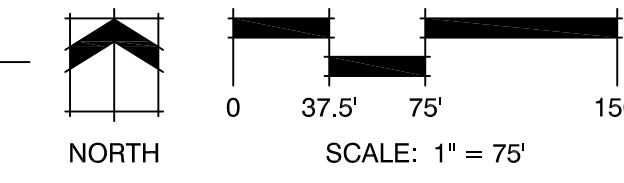
SITE DEVELOPMENT PLAN

1
1 OF 5

DD PPR 18-017

C:\LAND PROJECTS\20002 - Mountain Splendor\DWG\MainLandPlan.dwg [Site Development Plan] 4/6/2020 9:23:45 AM David

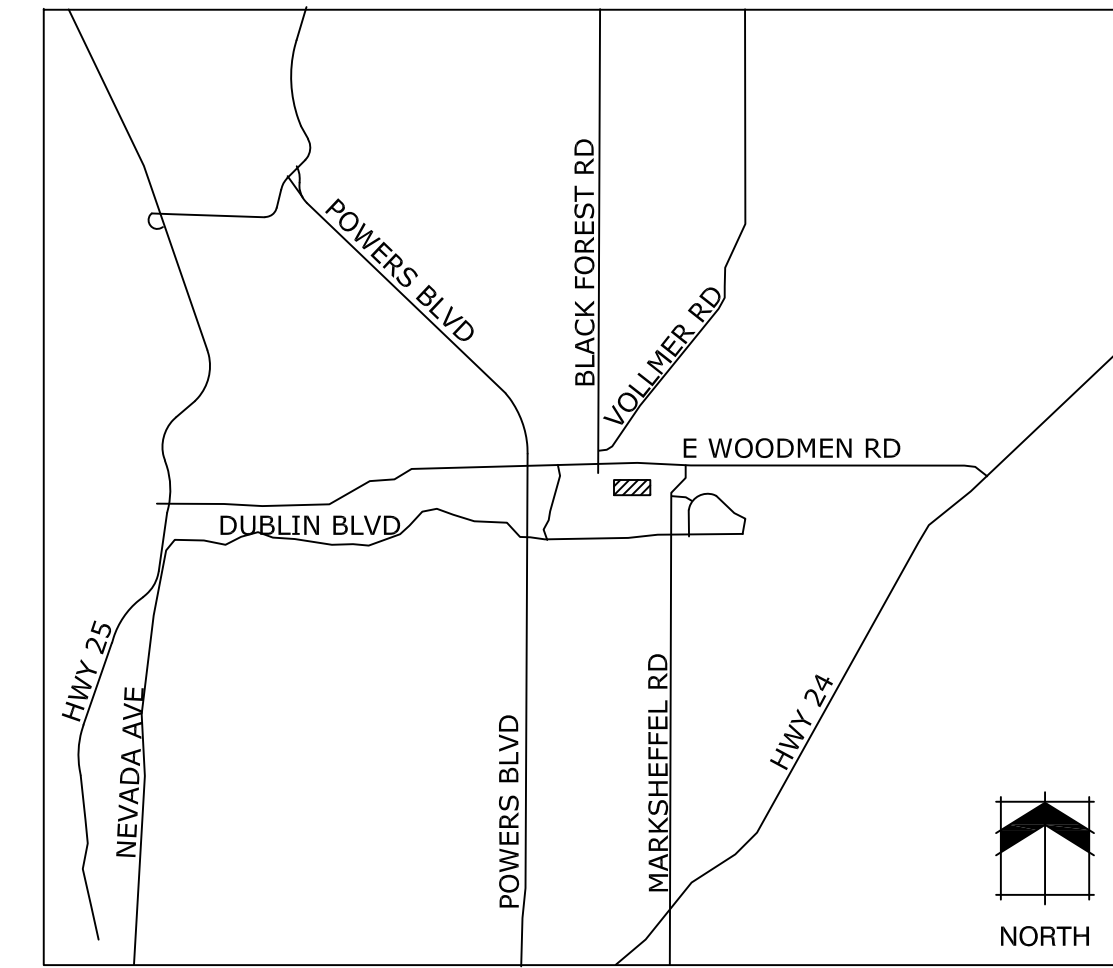
1 OVERALL SITE PLAN



MOUNTAIN SPLENDOR SERVICES, INC.

EL PASO COUNTY, STATE OF COLORADO
ADA ROUTE PLAN

VICINITY MAP



WHITEHEAD ENGINEERING, LLC
 P.O. BOX 1551
 Colorado Springs, CO 80901

LEGAL DESCRIPTION

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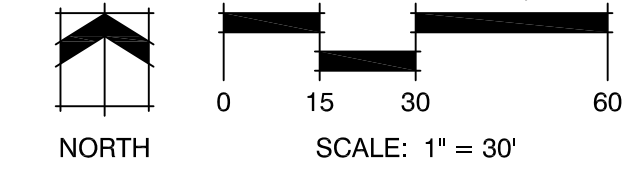
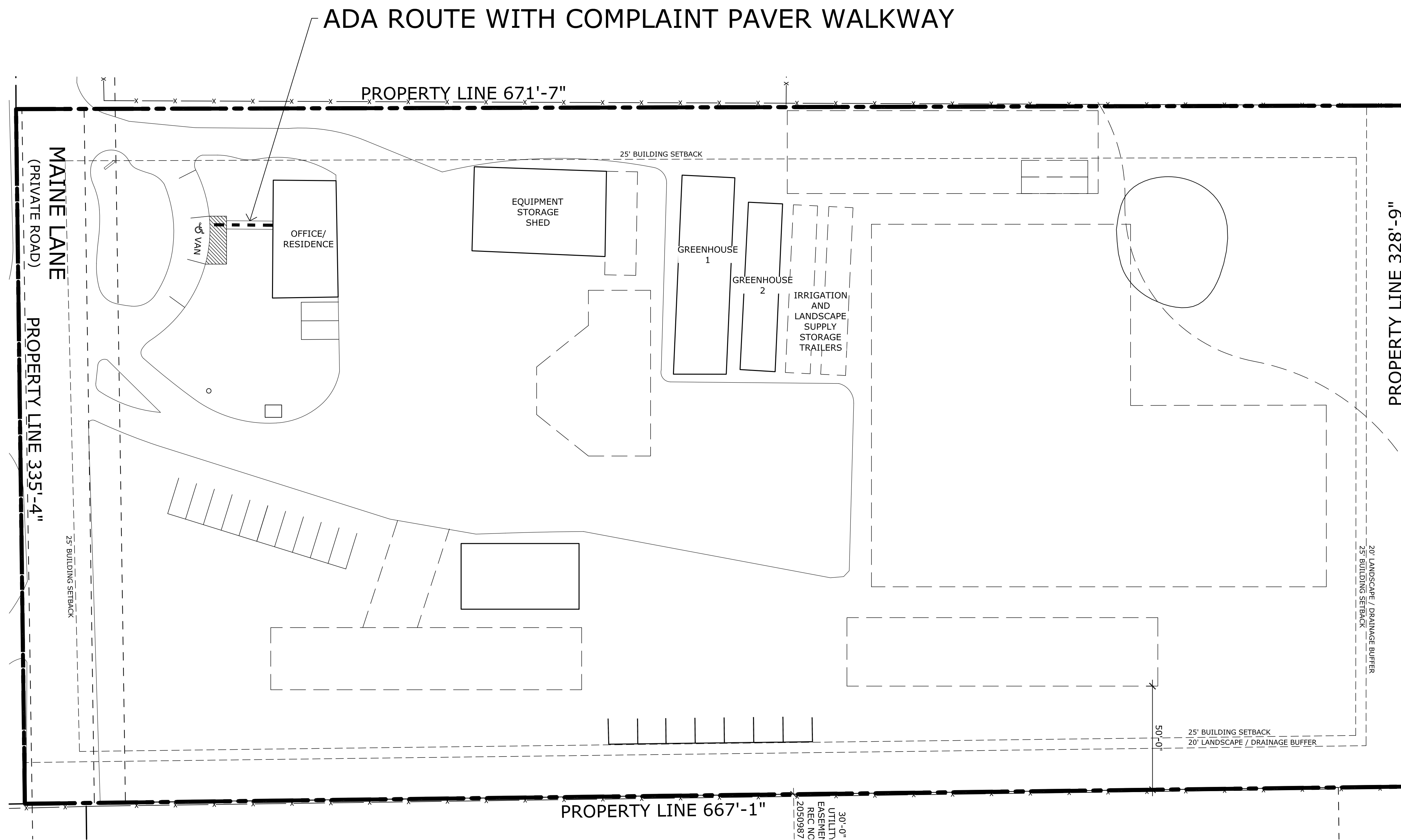
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SITE DATA

OWNER:	DANIEL COMBS 7205 MAINE LANE COLORADO SPRINGS, CO 80923
Tax ID Number:	5308000048
Current Zoning:	AGRICULTURAL A-5
Acreage:	5.10 AC (222,249 sqft)

NOTES

1. MAINE LANE IS A PRIVATELY OWNED AND MAINTAINED ROAD.



1 ADA ROUTE PLAN

MOUNTAIN SPLENDOR SERVICES, INC.

7205 MAINE LANE
COLORADO SPRINGS, CO 80923

ADA ROUTE PLAN

ADA ROUTE PLAN

2

2 OF 5

DD PPR 18-017

C:\LAND PROJECTS\20002 - Mountain Splendor\DWG\MountainSplendor.dwg [ADA ROUTE] 4/8/2020 9:24:42 AM David

SITE DATA

OWNER: DANIEL COMBS
7205 MAINE LANE
COLORADO SPRINGS, CO

80923

Tax ID Number: 530800048
Current Zoning: AGRICULTURAL A-5
Acreage: 5.10 AC (222,249 sqft)

Building Height: 30'
Building Area: Residence - 1,440 sqft
Shed 1 - 2,400 sqft
Shed 2 - 2,400 sqft
Total Building Area - 6,240 sqft

Building Setbacks:
-North 25'
-West 25'
-South 25'
-East 25'

Landscape Buffer: -South 20'

Lot Coverage
-(%) building 3%
-(%) impervious 3%

MOUNTAIN SPLENDOR SERVICES, INC.

EL PASO COUNTY, STATE OF COLORADO
SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION

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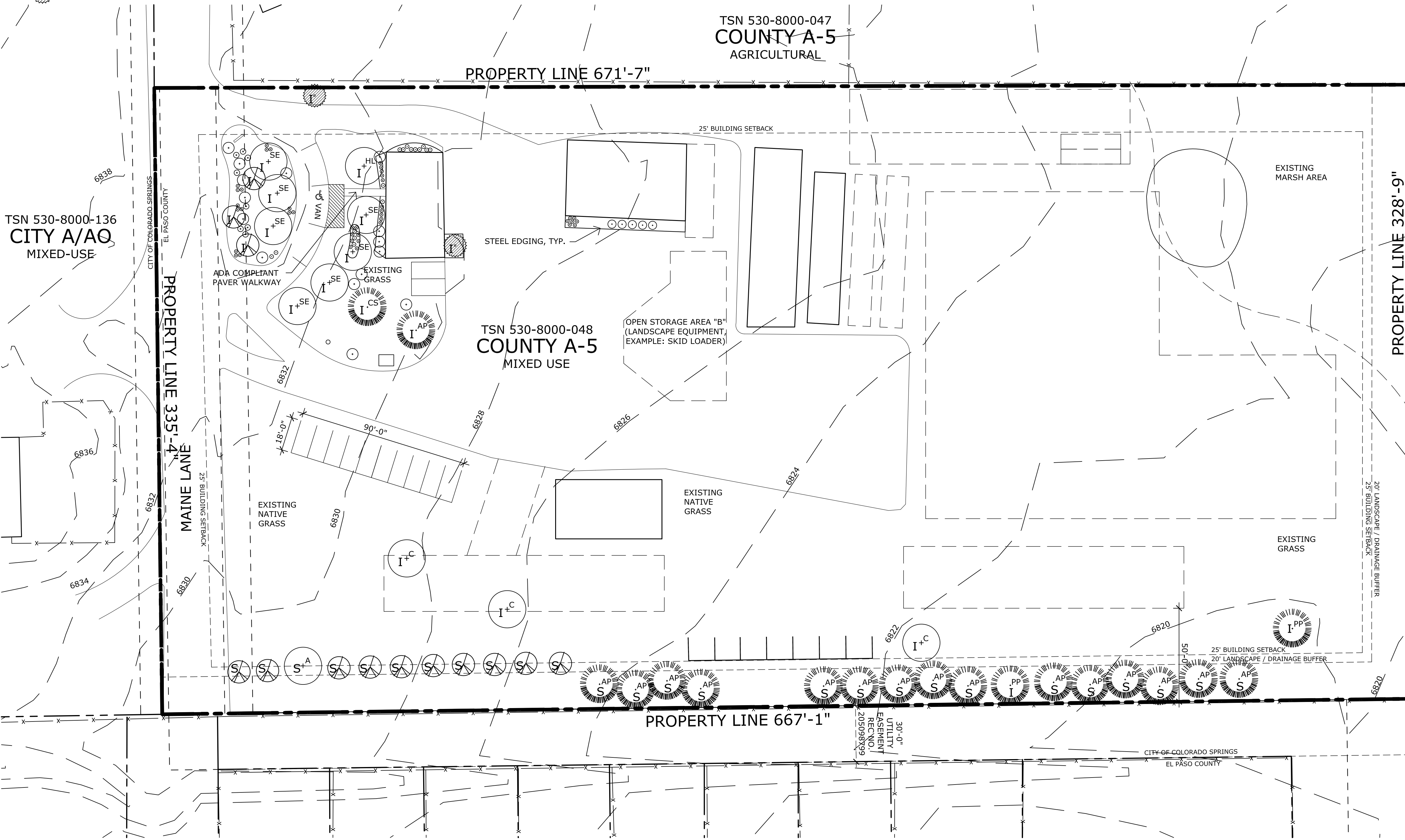
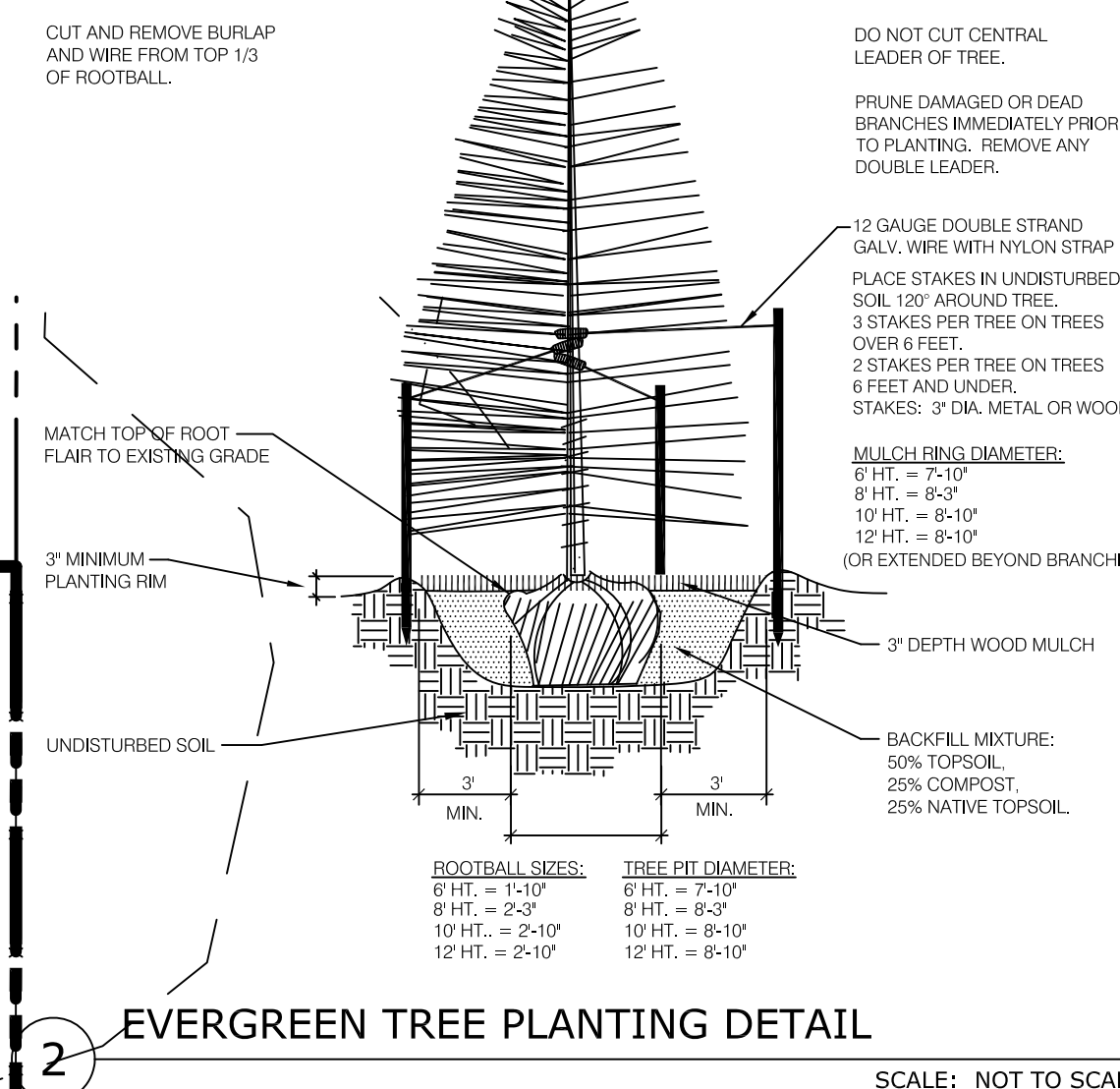
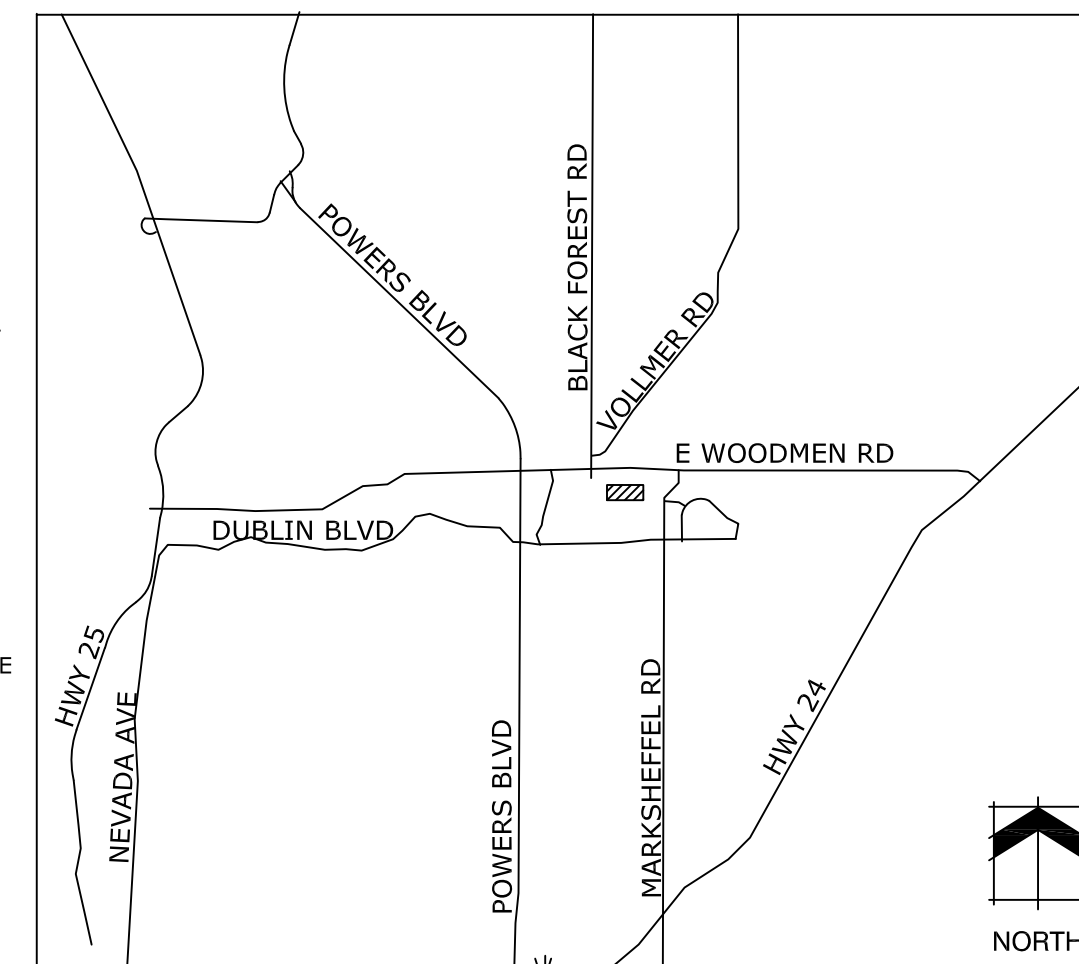
TREE REQUIREMENTS

LDC Plant Category	Tree Requirement Classification	Parameters	Required Trees (1/25')	Provided Trees (substitutes 1 tree/10 shrubs)
(ML)	Maine Lane (Private Road)	335'-4"	0	0 (shrub substitute 0)
(S)	Landscape Buffer at 30' Utility Easement	667'-1"	26	26, (shrub substitute 0)
(P)	Parking Tree Requirements	10 spaces	none if under 15 spaces	0 (shrub substitute 0)
(I)	Internal Landscaping Area	5% of lot to be landscaped Required 10,800 sqft	21	20, (shrub substitute 10)

PLANTING LEGEND - EXISTING

TREE SYMBOL	QTY	TREE TYPE	TREE SYMBOL	QTY	TREE TYPE	SHRUB SYMBOL	QTY	SHRUB TYPE
	13	CRABAPPLES		3	COTTONWOOD		2	WEIGELA
	1	ASH		13	EUONYMOUS		3	DWARF SPRUCE
	2	HONEY LOCUST		2	LILAC		5	MUGO PINE
	7	SIBERIAN ELM		5	BOXWOOD		7	RUSSIAN SAGE
	16	AUSTRIAN PINE		4	SPIREA		39	DAYLILY
	2	PONDEROSA PINE		2	ROSES			
	1	COLORADO BLUE SPRUCE						
	2	JUNIPER						

VICINITY MAP



1 LANDSCAPE PLAN

WHITEHEAD ENGINEERING
P.O. BOX 1551
Colorado Springs, CO 80901

MOUNTAIN SPLENDOR SERVICES, INC.

7205 MAINE LANE
COLORADO SPRINGS, CO 80923

DATE: 04/07/2020
PROJECT MGR: CG
PREPARED BY: DW

SITE DEVELOPMENT PLAN

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

3 OF 5

DD PPR 18-017

C:\LAND PROJECTS\20002 - Mountain Splendor\DWG\MaineLaneDwg Landscape Plan - 4/7/2020 9:25:29 AM David

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EL PASO COUNTY, STATE OF COLORADO

SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION

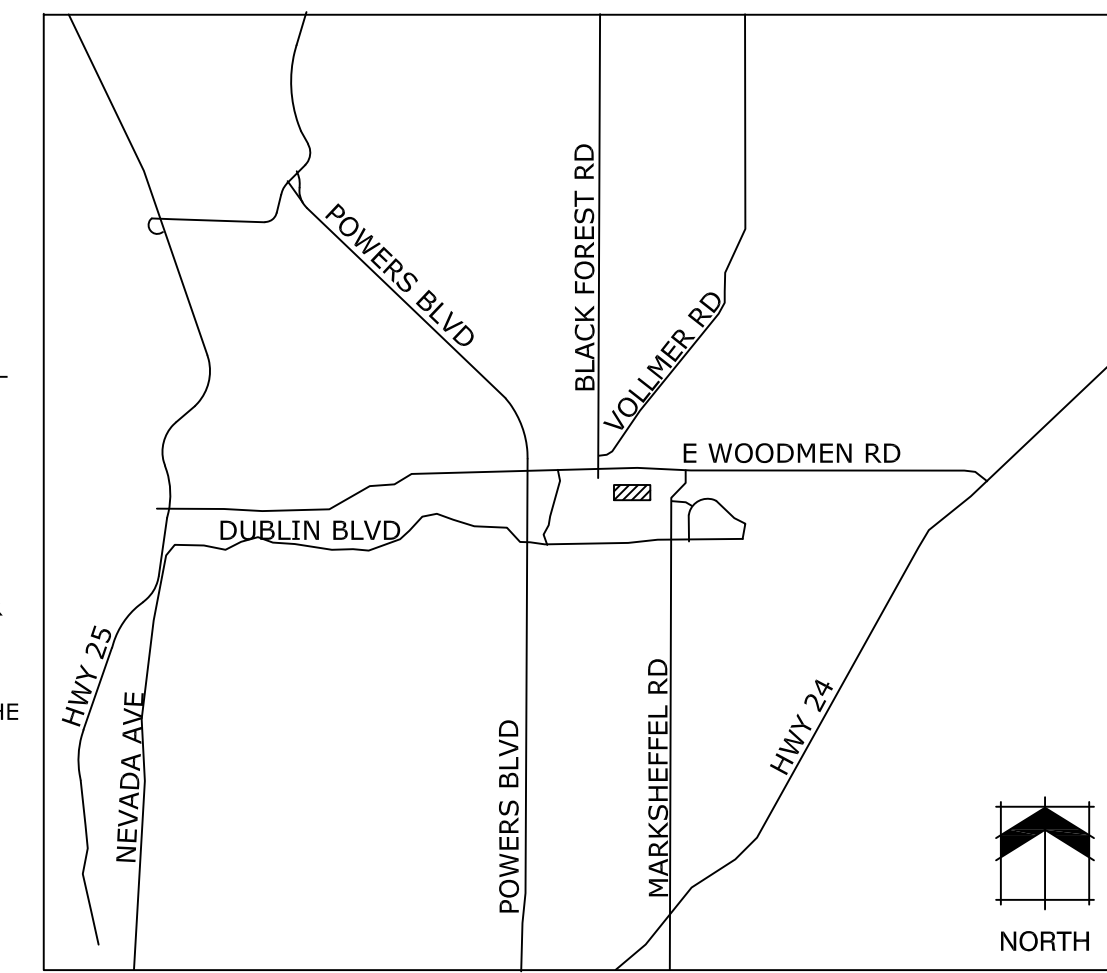
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VICINITY MAP



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 Colorado Springs, CO 80901

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7205 MAINE LANE
COLORADO SPRINGS, CO 80923

DATE: 04/07/2020
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PREPARED BY: DW

SITE DEVELOPMENT PLAN

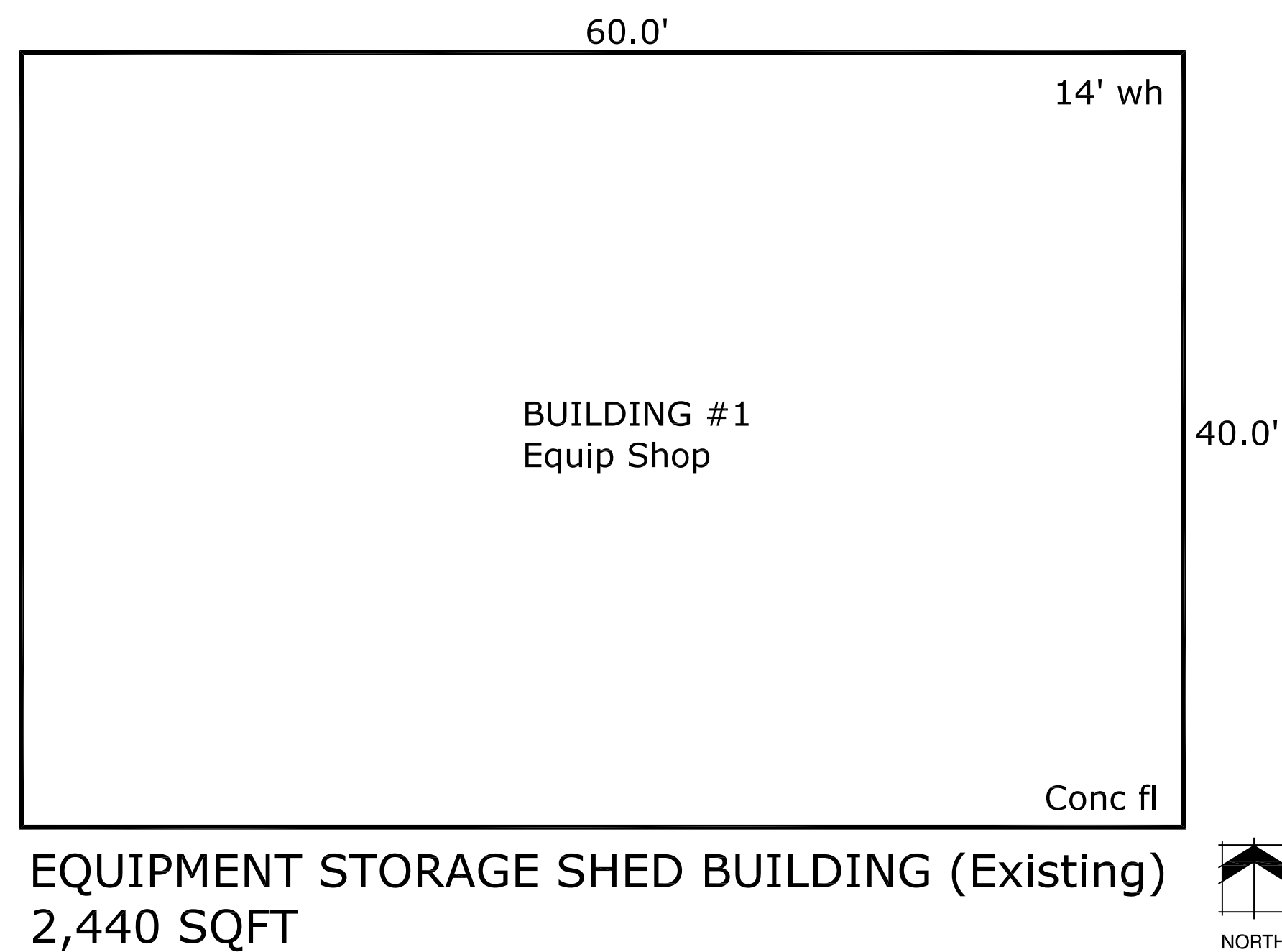
DATE: BY: DESCRIPTION:

FLOOR PLANS

4

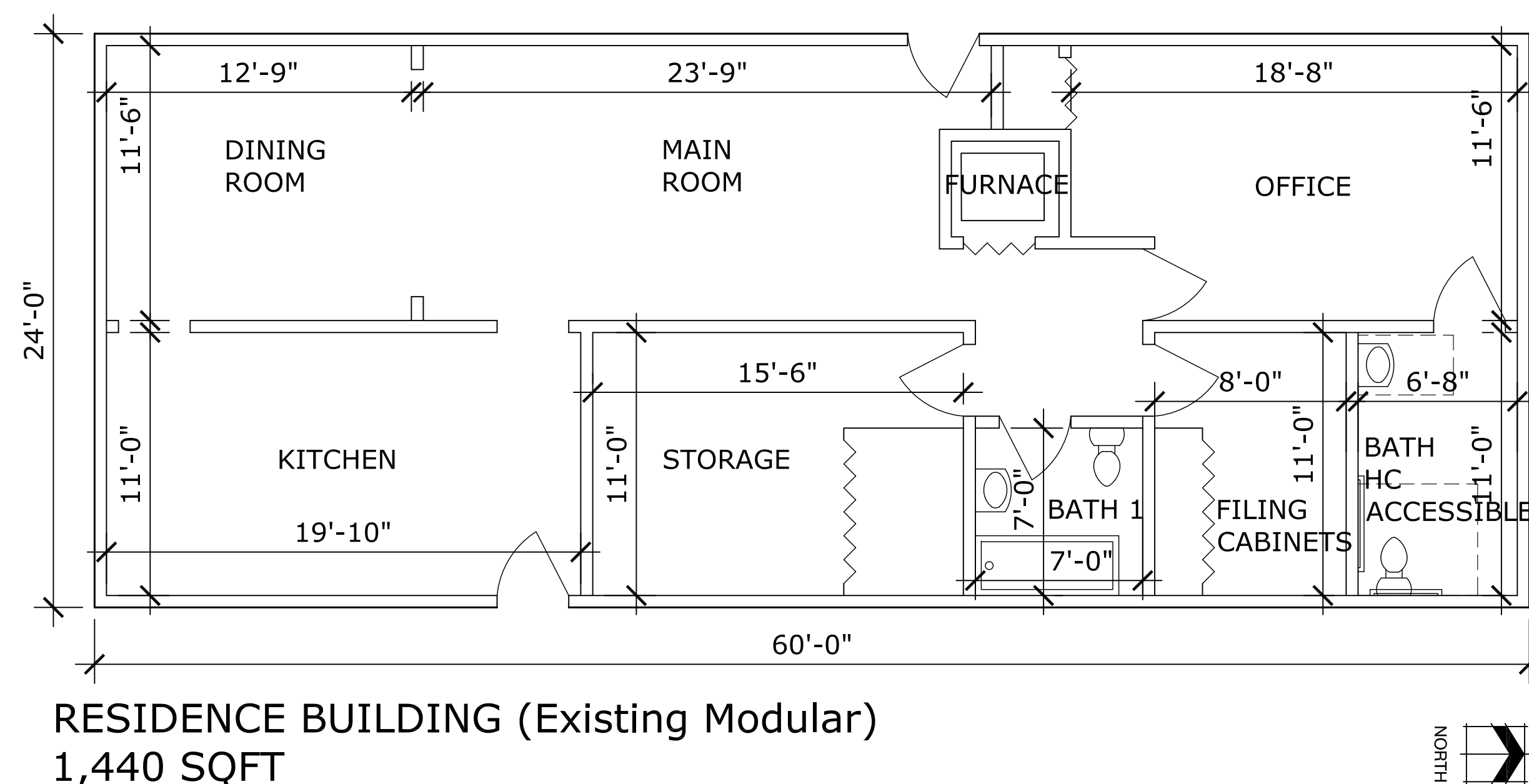
4 OF 5

DD PPR 18-017



1 EQUIPMENT STORAGE SHED FLOOR PLAN

NOT TO SCALE



2 RESIDENCE FLOOR PLAN

NOT TO SCALE

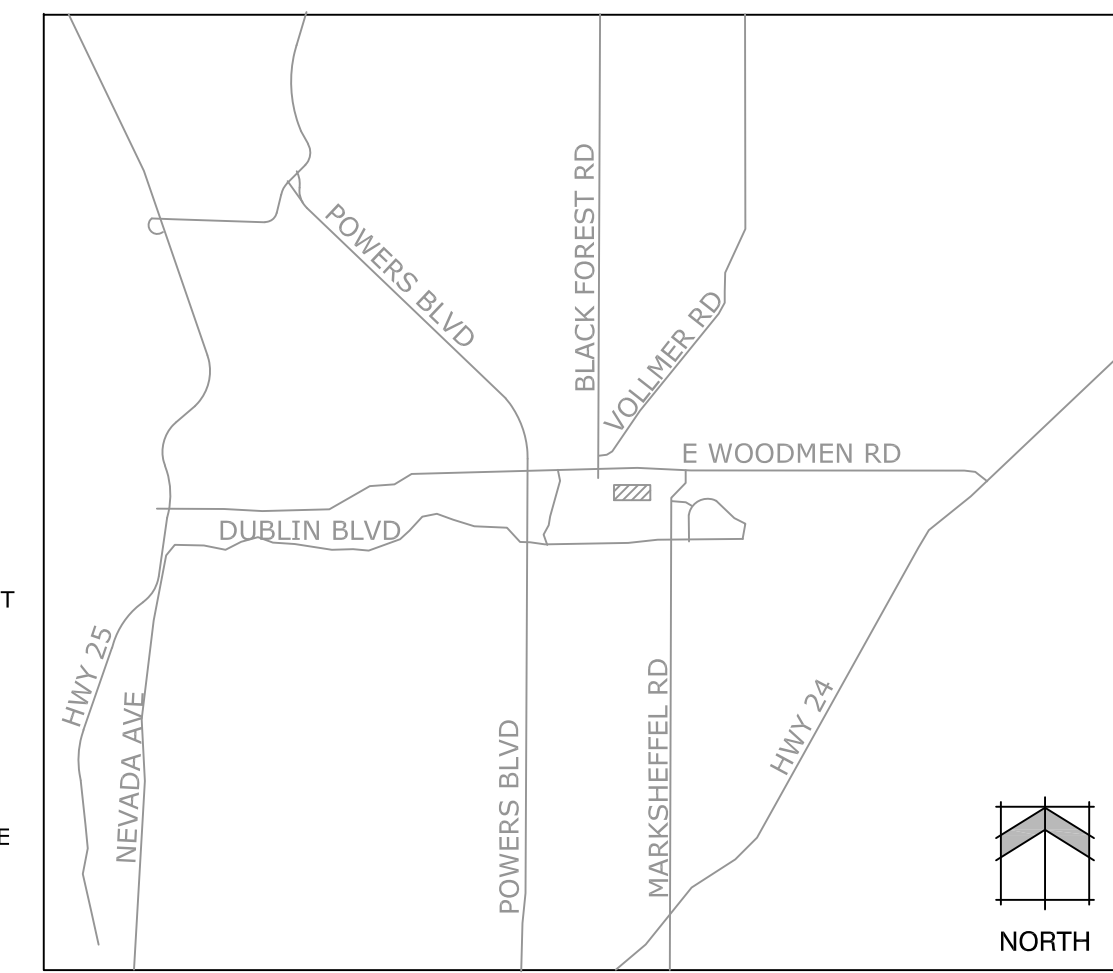
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SITE DEVELOPMENT PLAN

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1 EXISTING OFFICE / RESIDENCE - EAST ELEVATION
NOT TO SCALE



4 EXISTING OFFICE / RESIDENCE - WEST ELEVATION
NOT TO SCALE



2 EXISTING OFFICE / RESIDENCE - NORTH ELEVATION
NOT TO SCALE



5 EXISTING STORAGE SHED - EAST ELEVATION
NOT TO SCALE



7 EXISTING STORAGE SHED - WEST ELEVATION
NOT TO SCALE



3 EXISTING OFFICE / RESIDENCE - SOUTH ELEVATION
NOT TO SCALE



6 EXISTING STORAGE SHED - SOUTH ELEVATION
NOT TO SCALE



8 EXISTING STORAGE SHED - NORTH ELEVATION
NOT TO SCALE

NORTH SIDE OF EXISTING STORAGE SHED - PHOTOGRAPH HARD TO OBTAIN DUE TO FENCE ON NORTH SIDE OF PROPERTY

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COLORADO SPRINGS, CO 80923

DATE: 04/07/2020
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SITE DEVELOPMENT PLAN

DATE: BY: DESCRIPTION:

BUILDING ELEVATIONS

5

5 OF 5

DD PPR 18-017