

SITE DATA

OWNER:	DANIEL COMBS 7205 MAINE LANE COLORADO SPRINGS, CO	Building Setbacks:	-North 25' -West 25' -South 25' -East 25'
80923			
Tax ID Number:	5308000048		
Current Zoning:	AGRICULTURAL A-5	Landscape Buffer:	-South 20'
Acreage:	5.10 AC (222,249 sqft)		
Building Height:	30'	Lot Coverage	- (%) building 3% - (%) impervious 3%
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

LEGAL DESCRIPTION

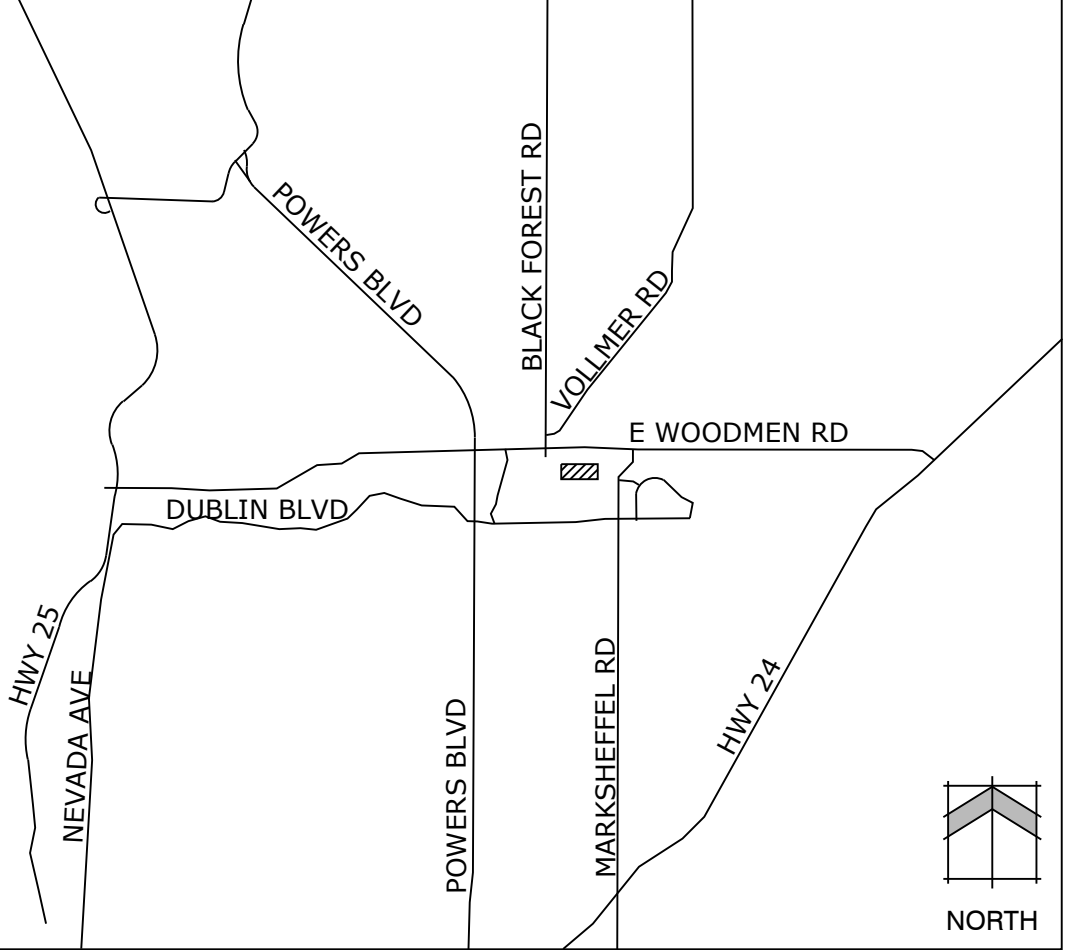
PARCEL A:
THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

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

NOTES

1. FLOODPLAIN STATEMENT: THIS SITE, 7205 MAINE LANE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER (08041C0537F), EFFECTIVE (03/17), (1997).
2. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
3. ANY STORAGE ITEM(S) OR VEHICLE(S) OVER THE FENCE HEIGHT WILL BE KEPT A MINIMUM OF 50' FROM THE RESIDENTIAL DISTRICT.
4. (1) ACCESSIBLE VAN PARKING SPOT HAS BEEN DESIGNATED ADJACENT TO OFFICE/RESIDENCE BUILDING.
5. NO VEHICULAR TRAFFIC AND/OR PARKING OR STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS OR SUPPLIES SHALL OCCUR OVER THE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM COMPONENTS.
6. SECURITY LIGHTING SHALL BE LIMITED TO THAT IN EXISTENCE AT THE TIME OF APPROVAL OF THE VARIANCE OF USE. NO ADDITIONAL LIGHTING, EXCLUDING STANDARD WALL-MOUNTED ENTRYWAY LIGHTING, SHALL BE INSTALLED WITHOUT PRIOR APPROVAL BY THE BOARD OF COUNTRY COMMISSIONERS OF AN AMENDED VARIANCE OF USE APPLICATION.

VICINITY MAP



Land Planning
Landscape
Architecture
Urban Design

NES

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TSN 530-8000-137
CITY
RE-ZONING
RESIDENTIAL

TSN 530-8000-067
COUNTY RR-5
RESIDENTIAL

TSN 530-8000-060
COUNTY RR-5
RESIDENTIAL

TSN 530-8000-062
COUNTY RR-5
RESIDENTIAL

TSN 530-8000-084
COUNTY RR-5
RESIDENTIAL

TSN 530-8000-047
COUNTY A-5
AGRICULTURAL

TSN 530-8000-136
CITY A/AO
MIXED-USE

TSN 530-8000-048
COUNTY A-5
MIXED-USE

TSN 530-8000-028
COUNTY RR-5
RESIDENTIAL

TSN 530-8000-105
COUNTY RR-5
COMMERCIAL

1 OVERALL SITE PLAN

MOUNTAIN
SPLENDOR
SERVICES, INC.

7205 MAINE LANE
COLORADO SPRINGS, CO 80923

DATE: 04/12/2018
PROJECT MGR: T. BAXTER
PREPARED BY: M. SWIFT

SITE
DEVELOPMENT
PLAN

DATE: 08/31/2018 BY: MS DESCRIPTION: REVISED PER COMMENTS

SITE
DEVELOPMENT
PLAN

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1 OF 1

DD PPR 18-017