

SITE DATA

OWNER:	DANIEL COMBS 7205 MAINE LANE COLORADO SPRINGS, CO 80923	Building Setbacks:	-North 25' -West 25' -South 25' -East 25'
Tax ID Number:	530800048	Landscape Buffer:	-South 20'
Current Zoning:	AGRICULTURAL A-5	Lot Coverage	-(%) building 3% -(%) impervious 3%
Acres:	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		

MOUNTAIN SPLENDOR SERVICES, INC.
EL PASO COUNTY, STATE OF COLORADO
SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION

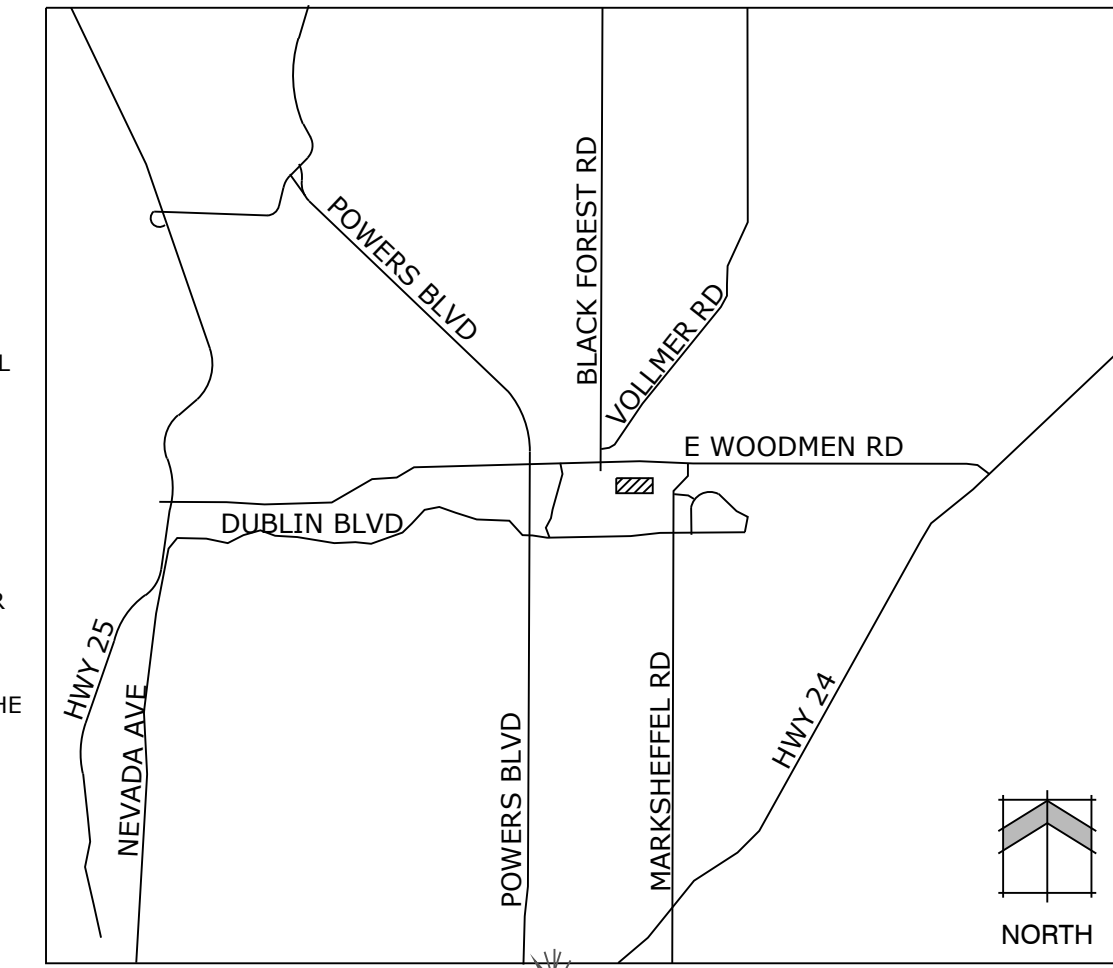
PARCEL A:
THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

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

NOTES

- 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).
- 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.
- ANY STORAGE ITEM(S) OR VEHICLE(S) OVER THE FENCE HEIGHT WILL BE KEPT A MINIMUM OF 50' FROM THE RESIDENTIAL DISTRICT.
- (1) ACCESSIBLE VAN PARKING SPOT HAS BEEN DESIGNATED ADJACENT TO OFFICE/RESIDENCE BUILDING.
- NO VEHICULAR TRAFFIC AND/OR PARKING OR STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS OR SUPPLIES SHALL OCCUR OVER THE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM COMPONENTS.
- 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 COUNTY COMMISSIONERS OF AN AMENDED VARIANCE OF USE APPLICATION.

VICINITY MAP



Land Planning
Landscape Architecture
Urban Design

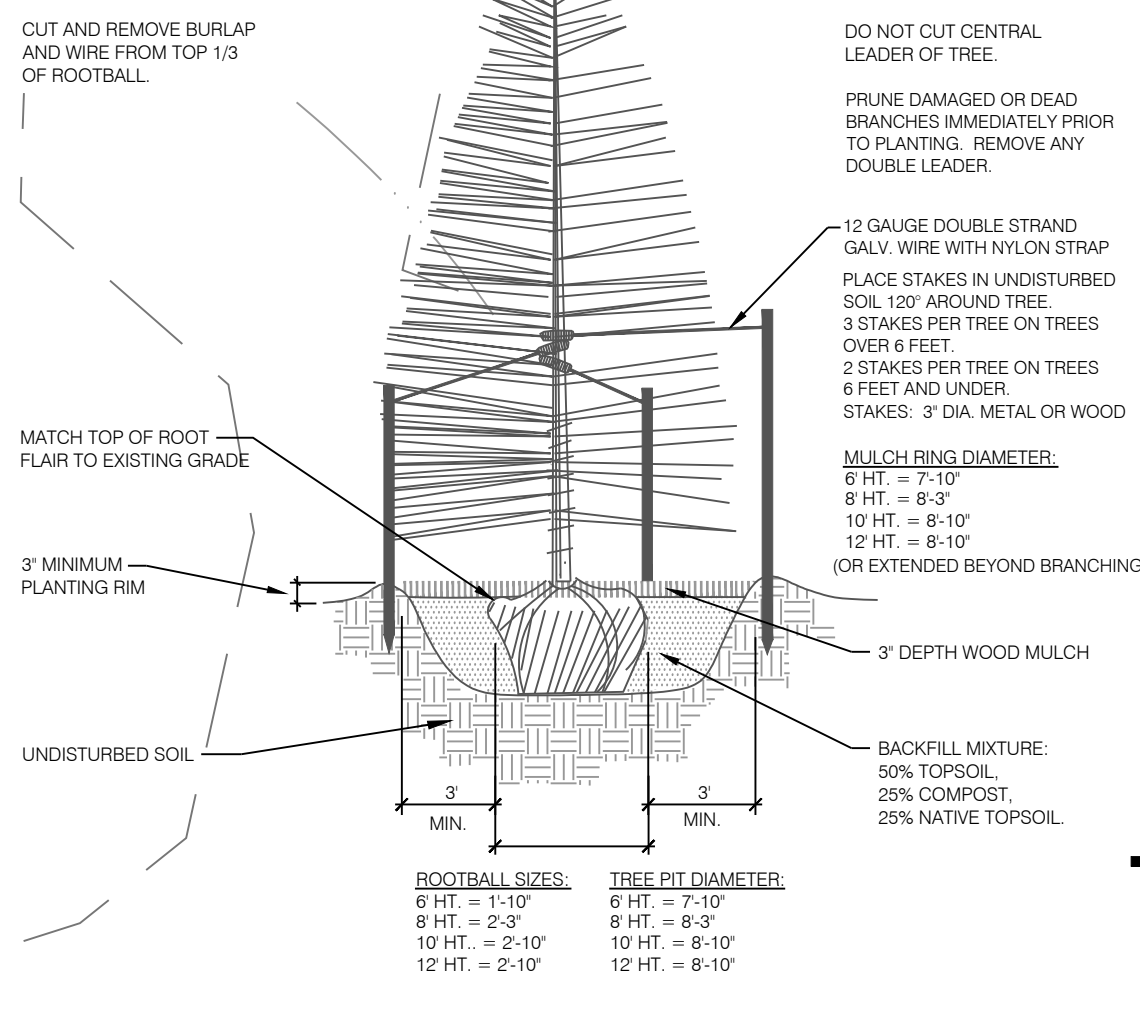
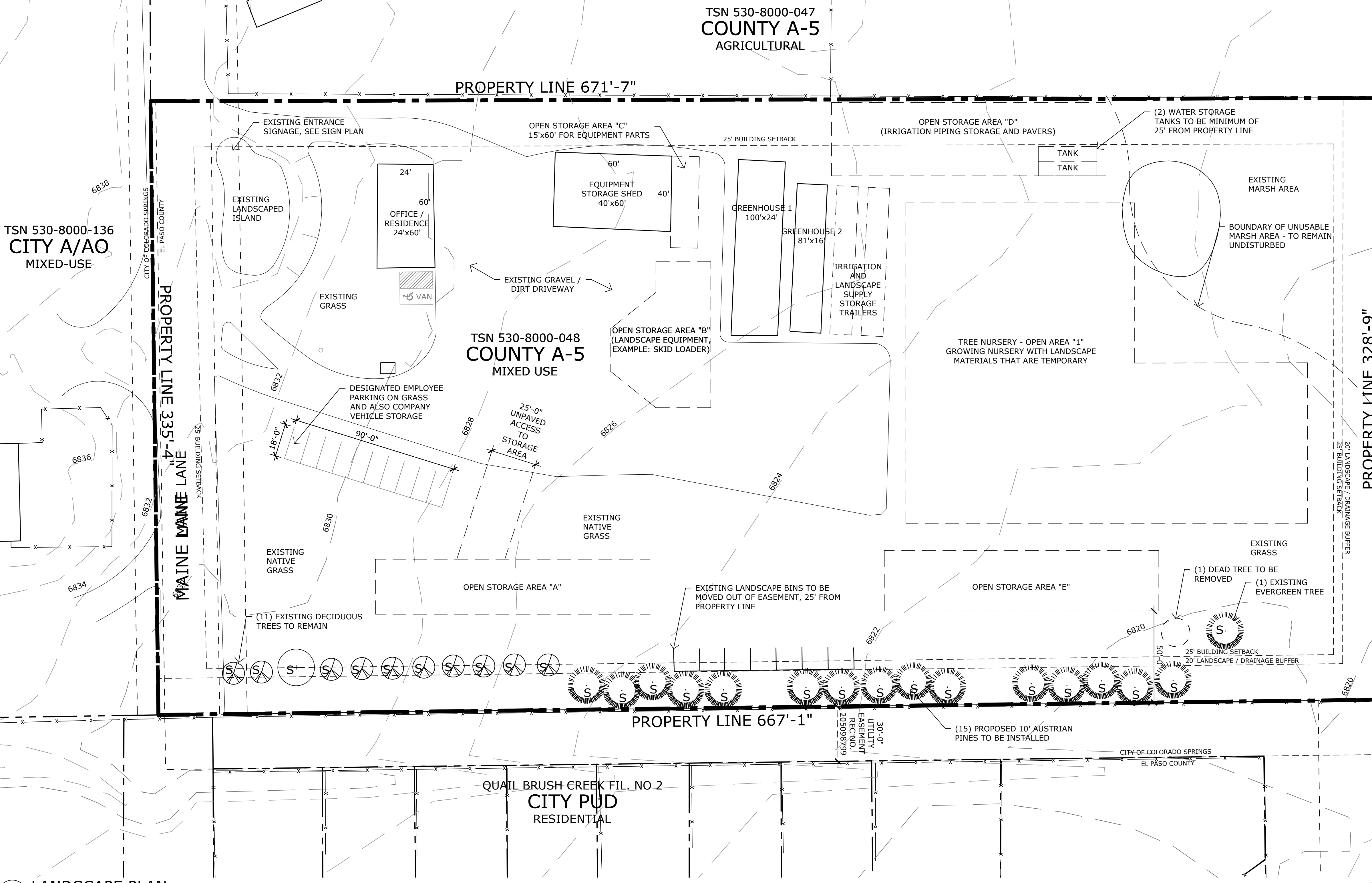
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

There should be a legend that indicates what the trees or shrubs are, what is the required number, and how many are provided. Section 6.2.2 of the LDC indicates the requirements for Landscaping along roads, internal landscaping, parking landscaping. All of which need to be indicated on the Landscaping plan. If an alternative landscaping plan is requested, it must be addressed in the Letter of Intent, however, the trees and shrubs need to be indicated on this plan, with the above information in a legend.



1 LANDSCAPE PLAN

MOUNTAIN SPLENDOR SERVICES, INC.

7205 MAINE LANE
COLORADO SPRINGS, CO 80923

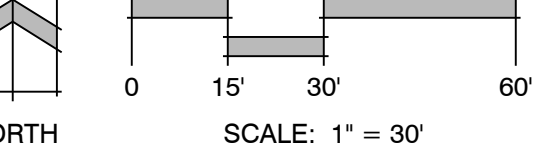
DATE: 04/12/2018
PROJECT MGR: T. BAXTER
PREPARED BY: M. SWIFT

SITE DEVELOPMENT PLAN

DATE	BY	DESCRIPTION

LANDSCAPE PLAN

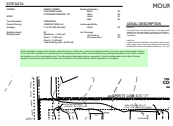
1
1 OF 1



P:\Mountain_Splendor_Services, Inc\Maine Lane Use Variance\Drawings\Planning\Drawings\MaineLaneSP.dwg [Landscape Plan] 4/12/2018 8:21:15 AM mswift

Markup Summary

dsdseigny (1)



Subject: Text Box
Page Label: [1] MaineLaneDP-Landscape Plan
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdseigny
Date: 5/7/2018 11:00:35 AM
Color: ■

There should be a legend that indicates what the trees or shrubs are, what is the required number, and how many are provided. Section 6.2.2 of the LDC indicates the requirements for Landscaping along roads, internal landscaping, parking landscaping. All of which need to be indicated on the Landscaping plan. If an alternative landscaping plan is requested, it must be addressed in the Letter of Intent, however, the trees and shrubs need to be indicated on this plan, with the above information in a legend.