

SITE DATA

OWNER:	DANIEL COMBS 7205 MAINE LANE COLORADO SPRINGS, CO	Building Setbacks:	
		-North	25'
		-West	25'
80923		-South	25'
		-East	25'
Tax ID Number:	5308000048		
Current Zoning:	AGRICULTURAL A-5	Landscape Buffer:	
Acreage:	5.10 AC (222,249 sqft)	-South	20'
Building Height:	30'	Lot Coverage	
Building Area:	Residence - 1,440 sqft	-(%) building	3%
	Shed 1 - 2,400 sqft	-(%) impervious	3%
	Shed 2 - 2,400 sqft		
	Total Building Area - 6,240 sqft		

FULL CUTOFF	Zero intensity at or above horizontal (90° above nadir) and limited to a value not exceeding 10% of lamp lumens at or above 80°.	Limits spill light onto adjacent property, reduces glare. No light is emitted directly from the luminaires into the sky.
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MOUNTAIN SPLENDOR SERVICES, INC.  
EL PASO COUNTY, STATE OF COLORADO  
SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION

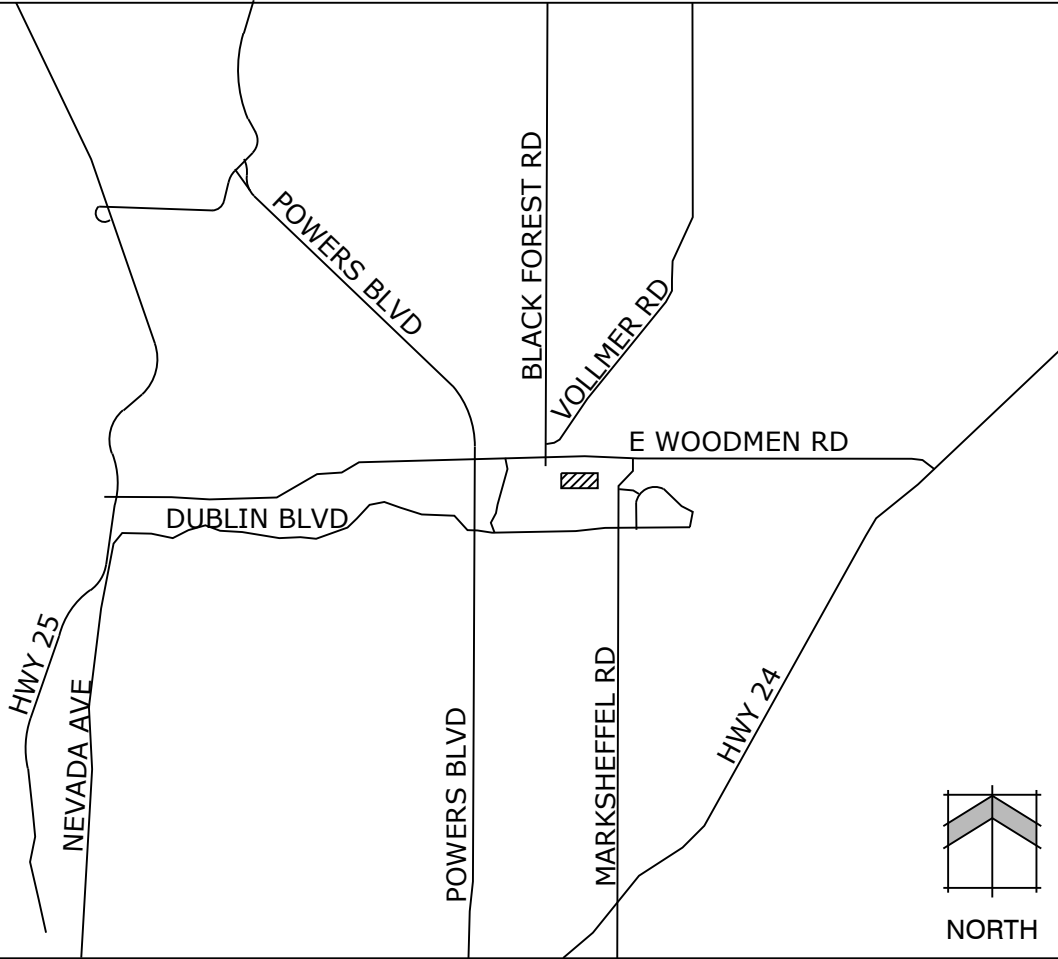
PARCEL A:  
THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

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

- 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 COUNTRY COMMISSIONERS OF AN AMENDED VARIANCE OF USE APPLICATION.

VICINITY MAP



Land Planning  
Landscape  
Architecture  
Urban Design

NES

N.E.S. Inc.  
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Colorado Springs, CO 80903

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www.nescolorado.com

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1 EXISTING STORAGE SHED LIGHTING - SOUTH SIDE

NOT TO SCALE



2 EXISTING STORAGE SHED LIGHTING - WEST SIDE

NOT TO SCALE



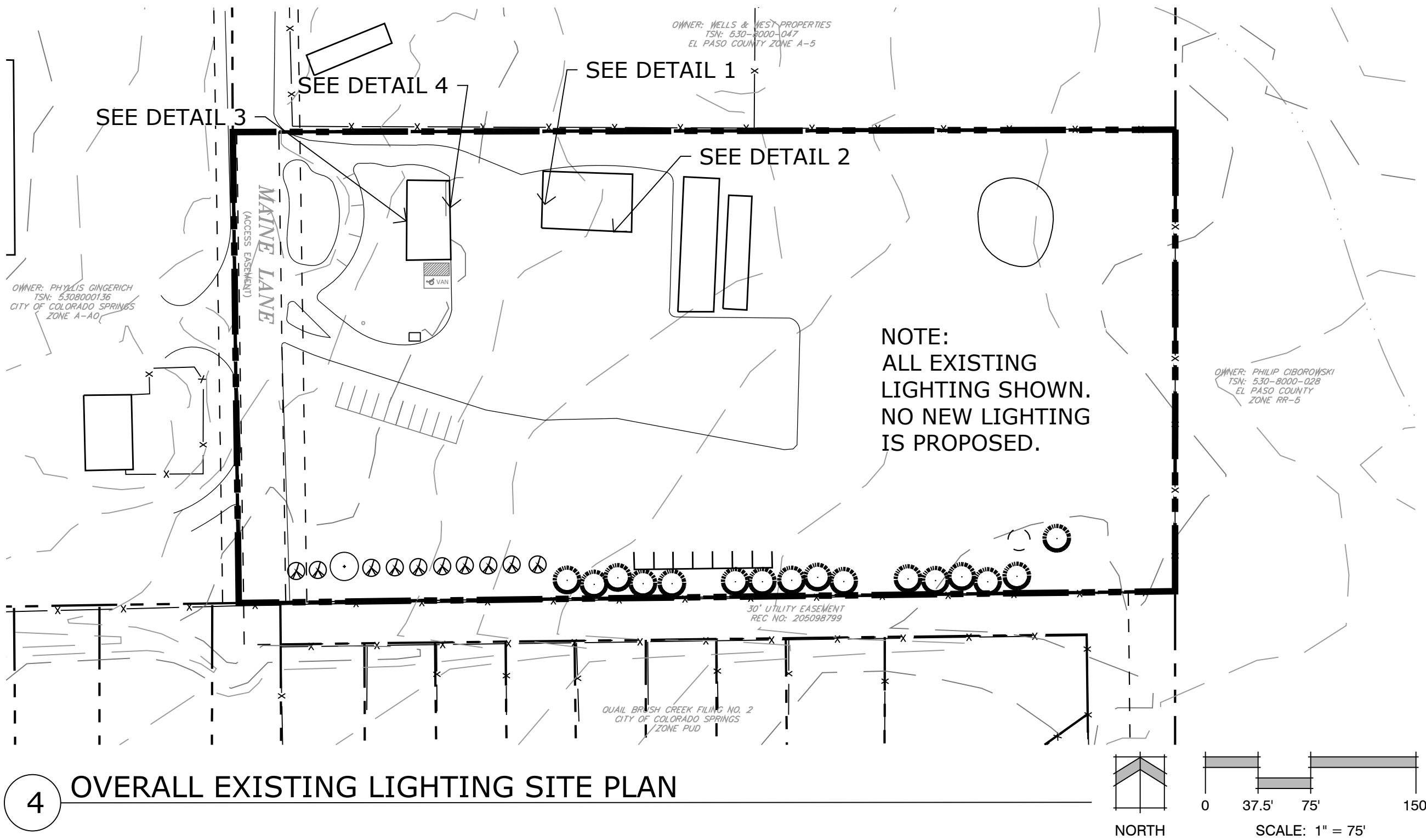
3 EXISTING OFFICE / RESIDENCE LIGHTING - FRONT / WEST SIDE

NOT TO SCALE

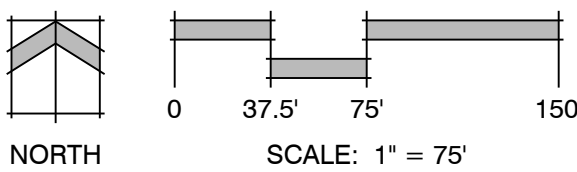


4 EXISTING OFFICE / RESIDENCE LIGHTING - REAR / EAST SIDE

NOT TO SCALE



4 OVERALL EXISTING LIGHTING 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:	BY:	DESCRIPTION:

LIGHTING PLAN

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