

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: 5308000048
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

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

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.

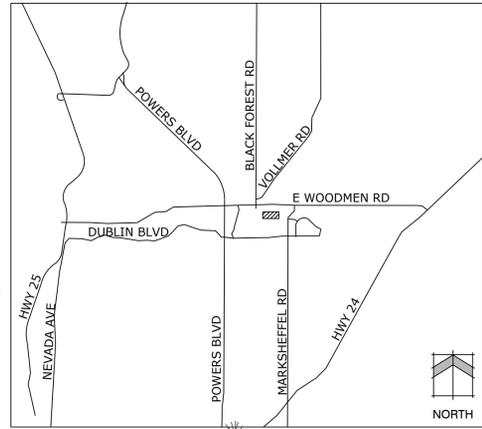
NOTES

- 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.

TREE REQUIREMENTS

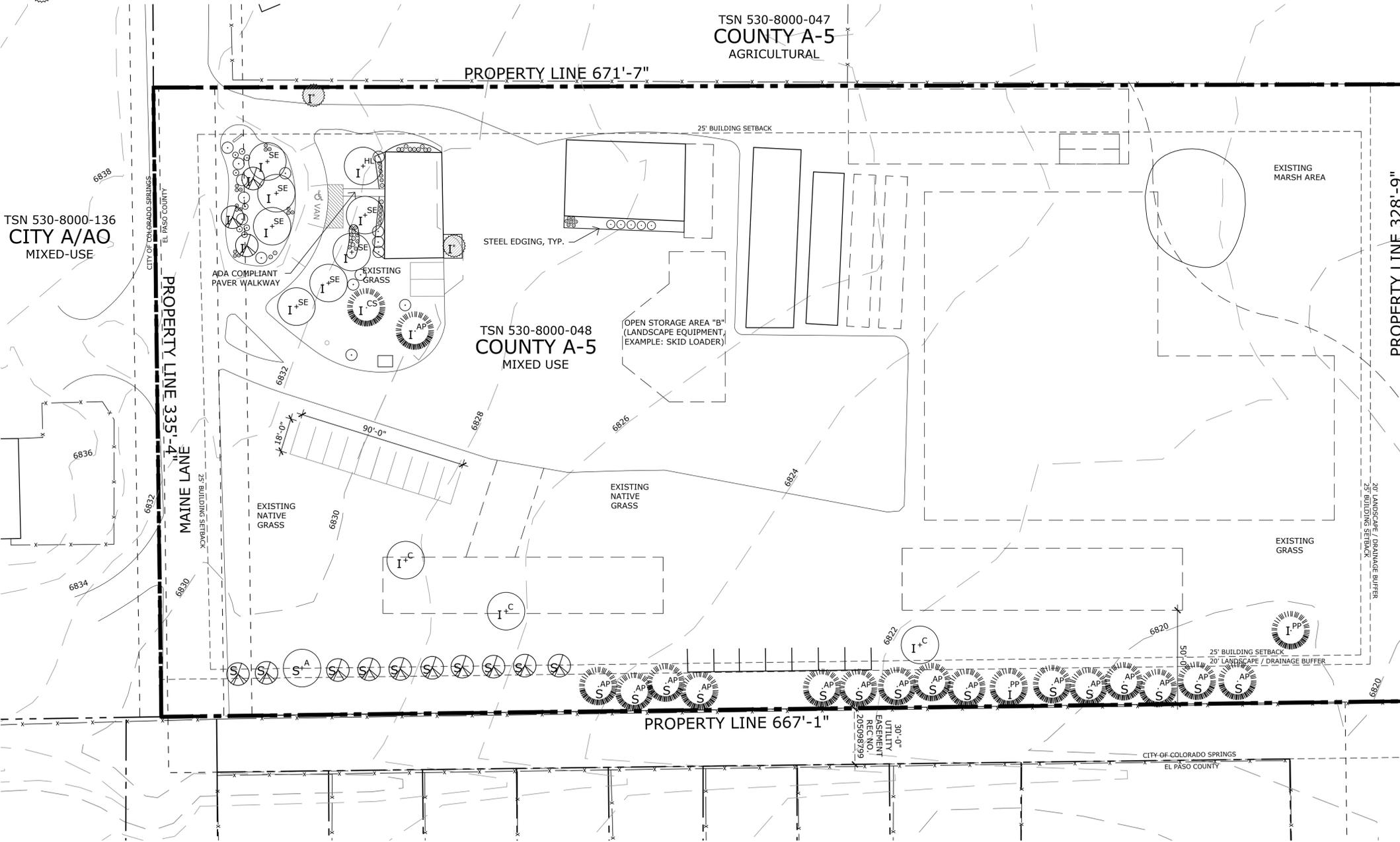
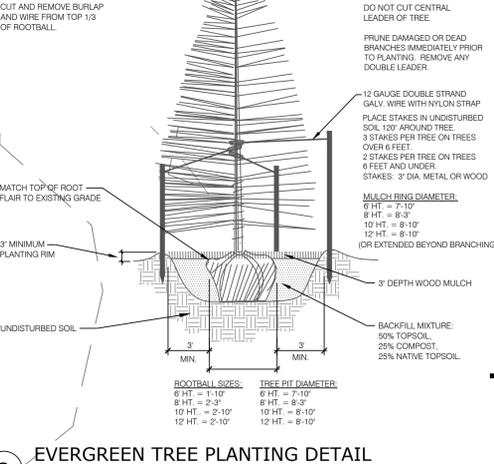
LDC Plant Category	Tree Requirement Classification	Parameters	Required Trees (1/25)	Provided Trees (substitutes 1 tree/10 shrubs)
(ML)	Maine Lane (Private Road)	335'-4"	0	0 (shrub substitute 0)
(S)	Landscape Buffer at 30' Utility Easement	667'-1"	26	26 (shrub substitute 0)
(P)	Parking Tree Requirements	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)

VICINITY MAP



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	SHRUB TYPE 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						



EVERGREEN TREE PLANTING DETAIL
SCALE: NOT TO SCALE

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

Land Planning
Landscape Architecture
Urban Design

NES

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.

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

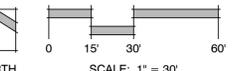
DATE: 08/31/2018
BY: MS
DESCRIPTION: REVISED PER COMMENTS

LANDSCAPE PLAN

1
1 OF 1

DD PPR 18-017

1 LANDSCAPE PLAN



P:\Mountain_Splendor_Services, Inc\Maine Lane Use Variance\Crowings\Planning\Drawings\MaineLaneDP.dwg [Landscape Plan] 9/4/2018 12:25:25 PM mswift