

Per SDP checklist, show location of all garbage receptacles with a graphical depiction of the screening mechanism

Clarify locations of all sidewalks, trails, fences and walls, retaining walls, or berms

Show traffic circulation on site including all points of ingress/egress into the property

Per SDP checklist, show the layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required.

Per SDP Checklist, show location of all existing and proposed utility lines and associated infrastructure

Provide Owner email

SITE DATA

Structures for kennel operation, setbacks are 200 ft from property lines

OWNER	CHRISTINA SELVIG 9750 FLAMING SUN DR COLORADO SPRINGS CO. 80908 PH (719) 494-8494
APPLICANT	M.V.E., INC. DAVID R. GORMAN, P.E. 1903 LELARAY STREET COLORADO SPRINGS, CO 80909 PH (719) 635-5736 DAVEG@MVECIVIL.COM
TAX SCHEDULE NO.	5226001004
CURRENT ADDRESS	9750 FLAMING SUN DR
LAND USE	CURRENT: RESIDENTIAL PROPOSED: RESIDENTIAL WITH RURAL HOME OCCUPATION FOR DOG BOARDING
ACREAGE	4.75 ± ACRES
LEGAL DESCRIPTION	LOT 4, STAPLETON ESTATES FIL NO 1 CONTAINING AN AREA OF 207,039 SF. (4.753 ACRES) MORE OR LESS.
ZONING	CURRENT ZONING: RESIDENTIAL RURAL (RR-5)
SETBACKS	FRONT SETBACK = 25' REAR SETBACK = 25' SIDE SETBACK = 25'
MAX BUILDING HEIGHT	30'
COVERAGE DATA	EXISTING BUILDING (ROOF) 6,304 SF (3.02%) PAVEMENT 1,134 SF (0.54%) PASTURE/MEADOW 202,494 SF (96.44%) TOTAL AREA 208,911 SF (100.0%) 4.75 ± ACRES
PARKING DATA	REQUIRED PARKING NO APPROPRIATE CODE REQUIREMENT 5 SPACES PROVIDED FOR DROP-OFF AND PICK-UP

Provide plan preparer name, email and phone number

Provide SDP Checklist, show location of all no-build areas, floodplain, drainageways and facilities

Per SDP Checklist, show location of all ADA spaces, ramps and signs, including ADA pathways

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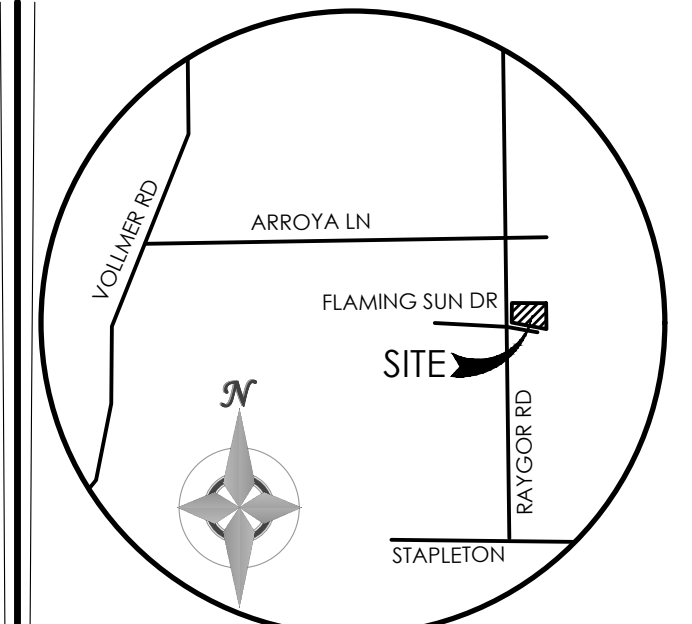
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LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	LOT LINE
---	BUILDING SETBACK LINE
---	ADJACENT PROPERTY LINE
---	EXISTING
---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	CONCRETE AREA
---	BUILDING/BUILDING OVERHANG
---	SIGN
---	FENCE
---	SANITARY SEWER LEACH FIELD



VICINITY MAP NOT TO SCALE

BENCHMARK

EXISTING BUILDING (ROOF) 6,304 SF (3.02%)
PAVEMENT 1,134 SF (0.54%)
PASTURE/MEADOW 202,494 SF (96.44%)
TOTAL AREA 208,911 SF (100.0%)
4.75 ± ACRES

REQUIRED PARKING NO APPROPRIATE CODE REQUIREMENT
5 SPACES PROVIDED FOR DROP-OFF AND PICK-UP

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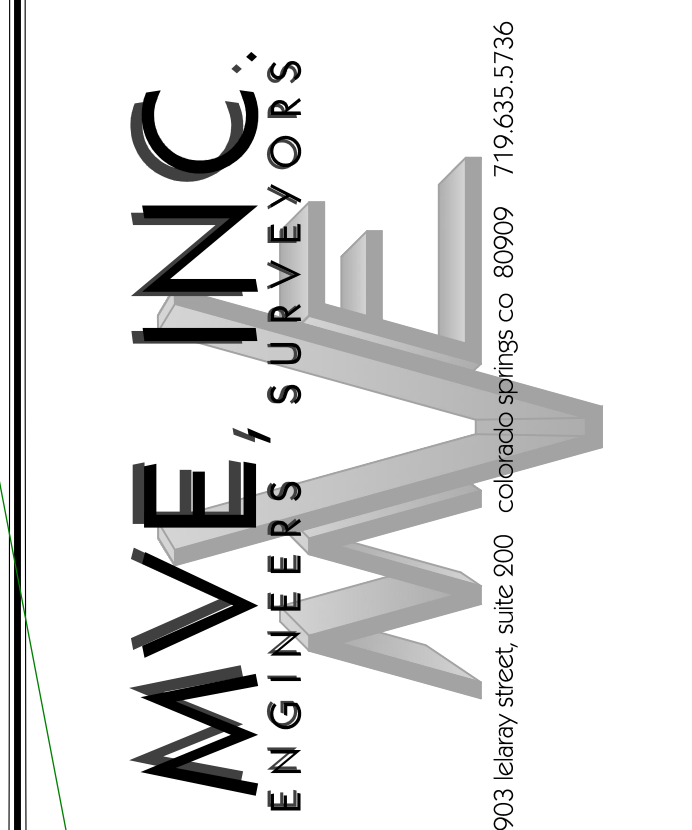
9750 FLAMING SUN DR

SPECIAL USE SITE PLAN / DEVELOPMENT PLAN

SP-1 MVE PROJECT MVE DRAWING

JULY 10, 2022 SHEET 1 OF 1

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY



REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

9750 FLAMING SUN DR

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SP-1 MVE PROJECT MVE DRAWING

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DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

Add File # PPR-2243

PCD FILE NO.

Provide signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches

Site Development Plan_V1.pdf Markup Summary

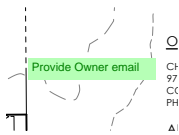
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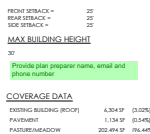
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Provide Owner email

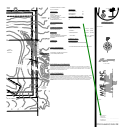
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Provide plan preparer name, email and phone number

7/14/2022 1:40:52 PM (1)



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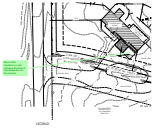
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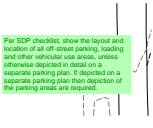
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Show traffic circulation on site including all points of ingress/egress into the property

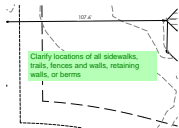
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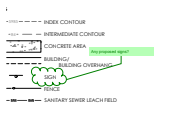
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Any proposed signs?

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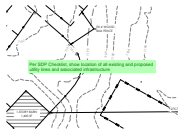
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