

SITE DATA

OWNER/APPLICANT
 CHRISTINA SELVIG
 9750 FLAMING SUN DR.
 COLORADO SPRINGS CO. 80908
 PH (719) 494-8494
 k9cutsandcare@gmail.com

CONSULTANT/PREPARER
 M.V.E., INC.
 DAVID R. GORMAN, P.E.
 1903 LELARAY ST., STE 200
 COLORADO SPRINGS, CO 80909
 PH (719) 635-5736
 daveg@mvecivil.com

ZONING
 CURRENT ZONING: RESIDENTIAL RURAL (RR-5)

SETBACKS
 FRONT SETBACK = 25'
 REAR SETBACK = 25'
 SIDE SETBACK = 25'
 KENNEL OPERATION = 200'
 (EXISTING DISTANCE LESS THAN 200' IS MITIGATED BY EXISTING OPAQUE FENCE SCREENING AS NOTED & PROPOSED EVERGREEN TREES PER LANDSCAPE PLAN)

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 FILING NO. 1
 CONTAINING AN AREA OF 207,039 SF (4.75 ACRES) MORE OR LESS.

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

REVISIONS

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

NOTES

1. THERE IS NO EXISTING OR PROPOSED SIGNAGE ASSOCIATED WITH THIS SITE OR PROJECT.
2. THERE ARE NO EXISTING OR PROPOSED LIGHT POLES ON THE SITE.
3. THERE ARE NO SIGNIFICANT DRAINAGEWAYS ON THE SITE. THE SITE CONTAINS NO "NO-BUILD" AREAS. THERE ARE NO FEMA DESIGNATED FLOODPLAINS ON THE SITE. ALL EXISTING DRAINAGE FACILITIES ARE SHOWN AND NOTED ON THE PLAN AND THERE ARE NO PROPOSED DRAINAGE FACILITIES.

FLOODPLAIN STATEMENT
 THIS PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA. THIS PROPERTY IS SHOWN AS FLOOD ZONE CLASSIFICATION "X", AN AREA OF MINIMAL FLOOD HAZARD AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0535 G, EFFECTIVE DECEMBER 7, 2018.

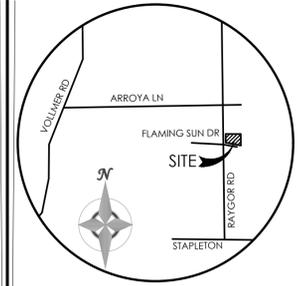
ADA STATEMENT
 THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA 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.

PCD DIRECTOR
 THIS SITE DEVELOPMENT PLAN FOR LOT 4, STAPLETON ESTATES FILING NO. 1, "K9 CUTS AND CARE", WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON.

Approved For the PCD Director
 By: *Stacie Kasper*
 PCD Planning Manager
 Date: 08/29/2022
 El Paso County Planning & Community Development

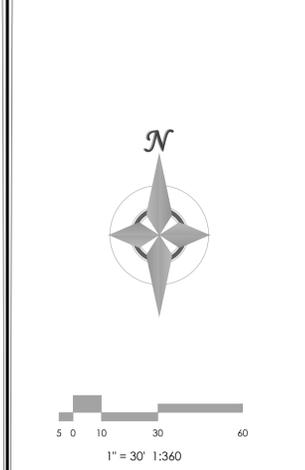
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - LOT LINE
 - BUILDING SETBACK LINE
 - ADJACENT PROPERTY LINE
- EXISTING**
- 5985--- INDEX CONTOUR
 - 84--- INTERMEDIATE CONTOUR
 - CONCRETE AREA
 - BUILDING/BUILDING OVERHANG
 - FENCE
 - SAN SAN SAN SANITARY SEWER LEACH FIELD



VICINITY MAP
 NOT TO SCALE

BENCHMARK



MVE, INC.
 ENGINEERS & SURVEYORS

1903 LELARAY STREET, SUITE 200, COLORADO SPRINGS, CO 80909 719.635.5736

REVISIONS

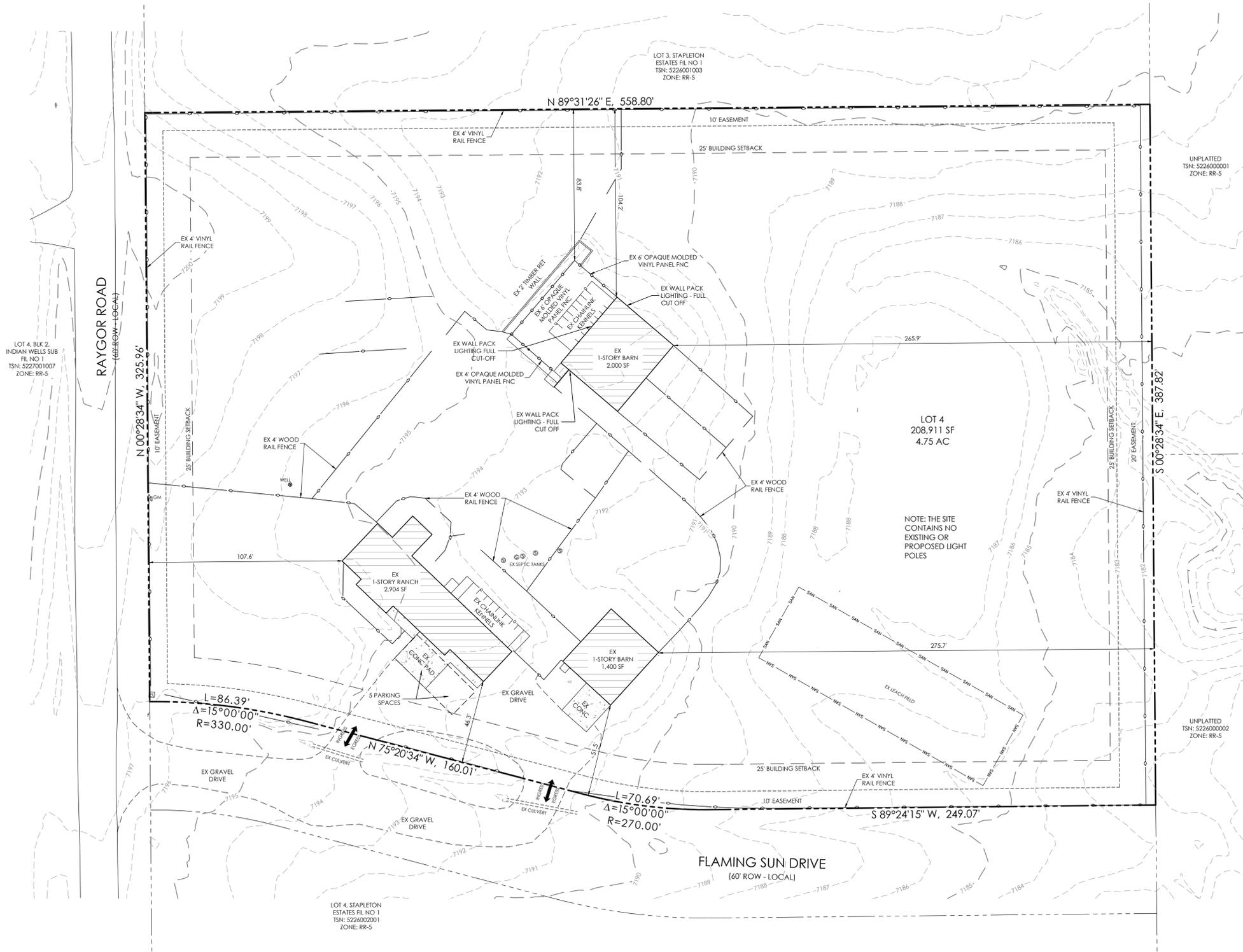
DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____
 AS-BUILTS BY _____
 CHECKED BY _____

K9 CUTS AND CARE
 9750 FLAMING SUN DR

SPECIAL USE SITE PLAN/ DEVELOPMENT PLAN

SP-1 MVE PROJECT 61184
 MVE DRAWING 61184-Site-PS

AUGUST 31, 2022
SHEET 1 OF 1



OWNER/APPLICANT

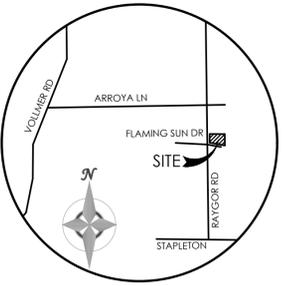
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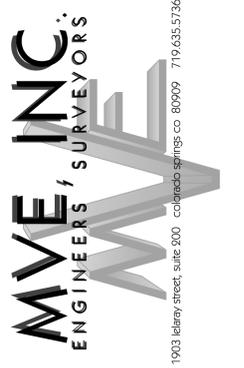
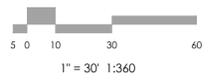
NOTES

1. THERE ARE NO EXISTING OR PROPOSED LIGHT POLES ON THE SITE.
2. THERE IS NO EXISTING OR PROPOSED SIGNAGE ON THIS SITE.
3. EXISTING UTILITIES ARE AS SHOWN ON THIS PLAN.



VICINITY MAP
 NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY _____
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 CHECKED BY _____
 AS-BUILTS BY _____
 CHECKED BY _____

K9 CUTS AND CARE
 9750 FLAMING SUN DR

SITE LIGHTING PLAN

SL-1 MVE PROJECT 61184
 MVE DRAWING 61184-LIGHT-PS

AUGUST 31, 2022
SHEET 1 OF 1

LEGEND

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