

**NOTES:**

- 1) Contour intervals are one foot. Global Positioning Systems were used for ground locations.  
 Originating Bench Mark:  
 Leica SmartNet Network RTK method  
 Station Name: COSG Colorado Springs, Colorado.  
 RTCM ID: 2809 Antenna: LEIAR10 Receiver: LEICA GR30.  
 GEIOD2018 was utilized to determine the geoid separation.  
 Ellipsoid Elevation = 6726.99 (NAVD88)  
 Local Bench Mark #1: Set 12" steel spike southeast of existing residence.  
 Elevation=7364.59 (NAVD88). As shown hereon.  
 Local Bench Mark #2: Found 1-1/2" aluminum cap on East Property Line, Flush with Ground.  
 Elevation =7366.83 (NAVD88). As shown hereon.
- 2) No research was performed for easements or rights of way. Easements shown hereon are from the recorded plat.
- 3) El Paso County Schedule No.: 6102008004
- 4) Address: 20370 Lockridge Drive, Colorado Springs, Colorado 80908
- 5) This is a topographic map, it is not a Land Survey Plat or Improvement Survey Plat.
- 6) The lineal units used in this drawing are US Survey Feet.
- 7) Owner: Jay and Kate Best 858-663-6001 jay.best21@gmail.com
- 8) Builder: Baker Build Design LLC 719-491-4036 jared@bakerbulldesign.com **Applicant**
- 9) Current Zoning of the property (R-4)
- 10) Residence & Garage Height = 15' lot coverage. My apologies, I didn't catch where you were going with this earlier.
- 11) Lot size = 119,717 sq.ft.  
 Existing residence & garage density = 3,193 sq.ft. @ 2.67%  
 Proposed addition density = 1,476 sq.ft. @ 1.23%  
 Total building density = 4,669 sq. ft. @ 3.90%  
 DUA : 1 unit in 2.72 acres

**SURVEYORS STATEMENT:**

I hereby state to Baker Build | Design, exclusively, that the field work and the resulting topographic map was prepared by me or under my responsible charge to the normal standards of practice in El Paso County, Colorado and is true and correct to the best of my professional knowledge, information and belief.  
 This statement is neither a warranty or guarantee, either expressed or implied.



Don R. Hulsey  
 Colorado Professional Land Surveyor No. 38291  
 For and on behalf of Compass Surveying and Mapping, LLC

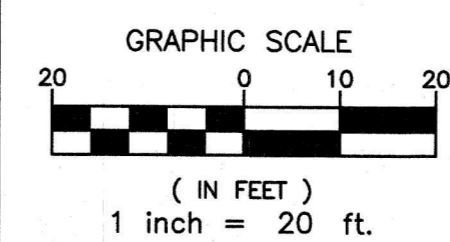
**SYMBOL LEGEND**

- FOUND MONUMENT
- ⊕ SITE BENCH MARK
- ⊕ GAS VALVE
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER MANHOLE
- ☎ TREE CONIFEROUS
- ⊕ WELL HEAD
- SS SANITARY SEWER
- FFE FINISH FLOOR ELEVATION

**COMPASS SURVEYING & MAPPING, LLC**  
 3253 WEST CAREFREE CIRCLE  
 COLORADO SPRINGS, CO 80917  
 719-354-4120  
 WWW.CSAMPLLC.COM

**TOPOGRAPHIC SURVEY**

LOT 40, WISSLER RANCH – FILING NO. 2  
 EL PASO COUNTY, COLORADO



REVISIONS:	
1	01/06/26 ADDITIONAL NOTES & DIMENSIONS.

PROJECT No.	25229
DATE:	DECEMBER 4, 2025
DRAWN BY:	TEH
CHECKED BY:	DRH
SHEET:	1 OF 1

# V3 - Site Plan Drawing - RLR.pdf Markup Summary

Lisa Elgin (6)

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= 1,476 s

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**Page Label:** 1  
**Author:** Lisa Elgin  
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lot coverage. My apologies, I didn't catch where you were going with this earlier.

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**Date:** 4/2/2026 10:34:31 AM  
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Height = 15'  
sq.ft.  
garage density = 3,192  
nsity = 1,476 sq.ft. @  
/ = 4,669 sq. ft. @ 3.9

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Build Design, LLC 719-461-4036 (jared@bakerbuilt.com)  
of the property (B-4)  
Garage Height = 15'  
3,717 sq.ft.  
nce & garage density = 2,675 sq.ft. @ 2.675  
son density = 1,476 sq.ft. @ 1.236  
density = 4,669 sq. ft. @ 3.906  
2.72 acres  
EMENT:

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