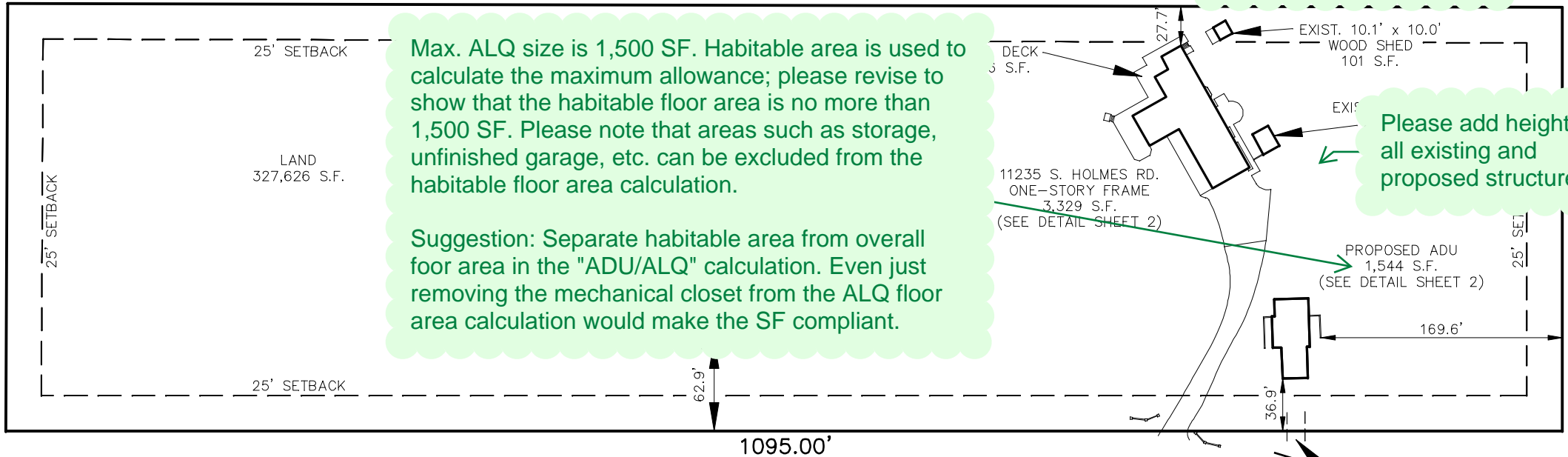


PLOT PLAN
(THIS IS NOT A PROPERTY SURVEY)

Please include all easements items noted in title commitment.

HOLMES ROAD
300.78'



Max. ALQ size is 1,500 SF. Habitable area is used to calculate the maximum allowance; please revise to show that the habitable floor area is no more than 1,500 SF. Please note that areas such as storage, unfinished garage, etc. can be excluded from the habitable floor area calculation.

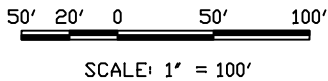
Suggestion: Separate habitable area from overall floor area in the "ADU/ALQ" calculation. Even just removing the mechanical closet from the ALQ floor area calculation would make the SF compliant.

Please add height of all existing and proposed structures.

Remove proposed entrance and use existing driveway.

327.626 SF = 7.52 acres. Assessor shows property is 7.43 acres in size. Please revise or show evidence of property being 7.52 acres.

LOT COVERAGE CALCULATION		
	S.F.	% COVERAGE
EXISTING HOUSE	= 3,329	1.0%
EXISTING DECK	= 1,186	0.4%
EXISTING SHED	= 207	0.1%
EXISTING SHED	= 101	0.0%
EXISTING HORSE BARN	= 1,778	0.5%
PROPOSED ADU	= 1,544	0.4%
TOTAL	= 8,145	2.4%
LOT SIZE	= 327,626	
8,145 S.F. (TOTAL) / 327,626 S.F. (LOT SIZE)		= 2.4% (LOT COVERAGE)



PROPERTY OWNER: LKC LIVING TRUST
MICHAEL SCOTT TRIMBOLI TRUSTEE
LAURI K CROSS TRUSTEE

PROPERTY ADDRESS: 11235 S. HOLMES RD.
COLORADO SPRINGS, CO

LEGAL DESCRIPTION: THAT PORTION OF THE NORTH HALF TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES, 16 MINUTES, 44 SECONDS WEST ON THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 1,321.59 FEET TO INTERSECT THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER THEREOF; THENCE SOUTH 89 DEGREES 51 MINUTES 21 SECONDS EAST ON SAID NORTH LINE, 1123.54 FEET FOR THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE NORTH 89 DEGREES 51 MINUTES 21 SECONDS WEST ON THE SAID NORTH LINE 1093.54 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 44 SECONDS WEST 300.78 FEET; THENCE EAST 1095 FEET TO INTERSECT A LINE DRAWN SOUTH FROM THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

ASSESSOR SCHEDULE NO.: 5219000038

ZONE: RR-5

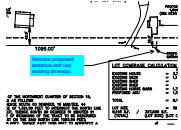
DATE OF PREPARATION: 11/09/2020
JOB NUMBER: 20311-01



EAGLE
LAND SURVEYING INC.
P.O. BOX 5365
COLORADO SPRINGS, CO 80931
PHONE: (719) 382-4150
FAX: (719) 382-3290

Site Plan v_1.pdf Markup Summary

Callout (5)



Subject: Callout
Page Label: 1
Author: dsdpackman
Date: 11/30/2020 4:49:14 PM
Status:
Layer:
Space:

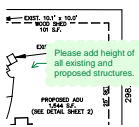
Remove proposed entrance and use existing driveway.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 12/10/2020 8:44:29 AM
Status:
Layer:
Space:

Max. ALQ size is 1,500 SF. Habitable area is used to calculate the maximum allowance; please revise to show that the habitable floor area is no more than 1,500 SF. Please note that areas such as storage, unfinished garage, etc. can be excluded from the habitable floor area calculation.

Suggestion: Separate habitable area from overall floor area in the "ADU/ALQ" calculation. Even just removing the mechanical closet from the ALQ floor area calculation would make the SF compliant.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 12/9/2020 10:05:58 AM
Status:
Layer:
Space:

Please add height of all existing and proposed structures.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 12/9/2020 10:27:24 AM
Status:
Layer:
Space:

327.626 SF = 7.52 acres. Assessor shows property is 7.43 acres in size. Please revise or show evidence of property being 7.52 acres.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 12/9/2020 9:47:57 AM
Status:
Layer:
Space:

Please include all easements items noted in title commitment.