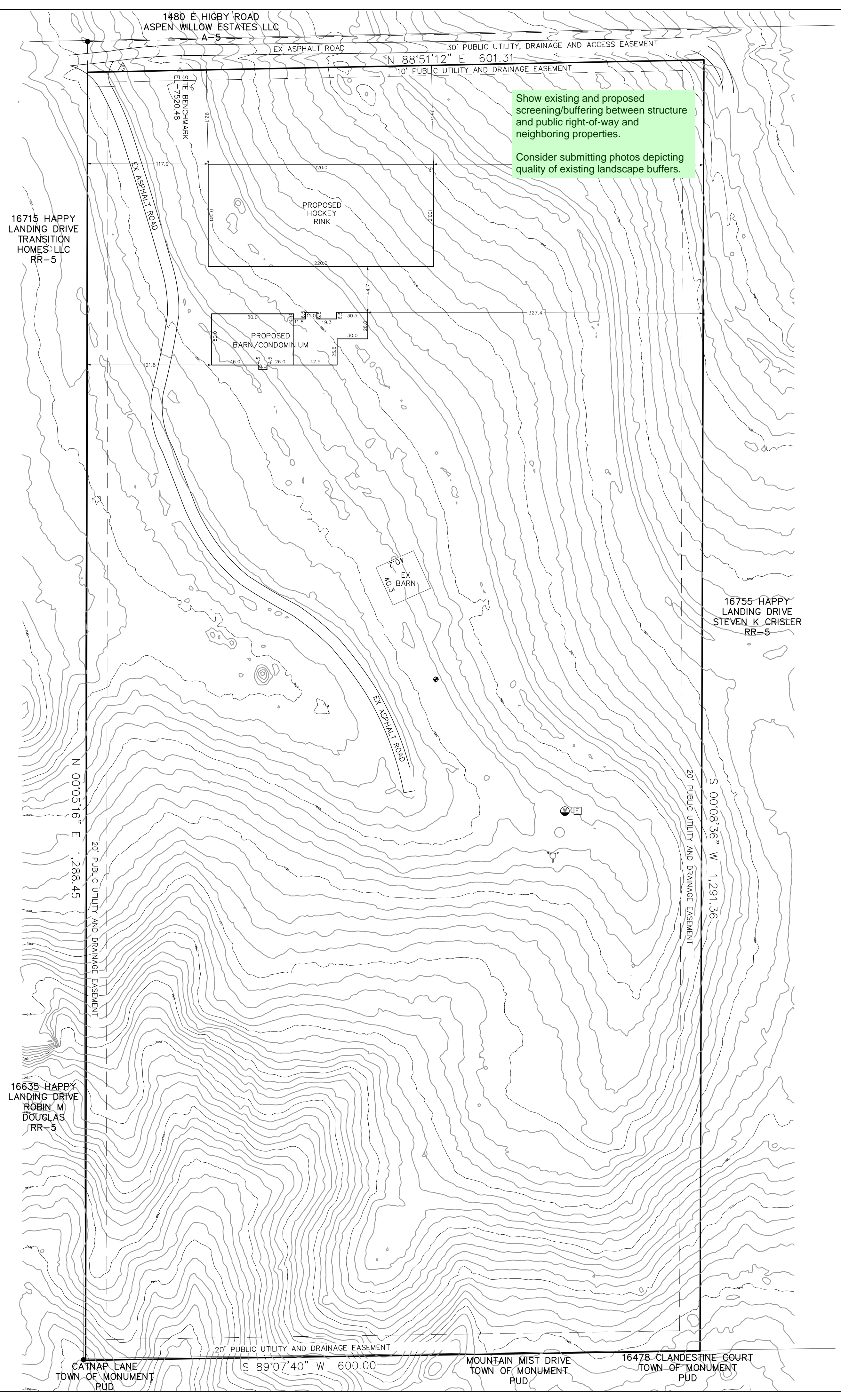
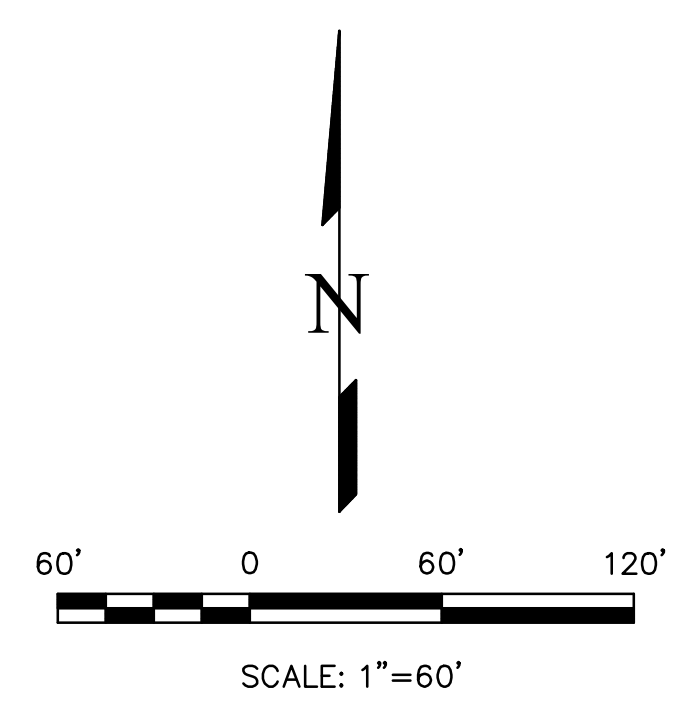
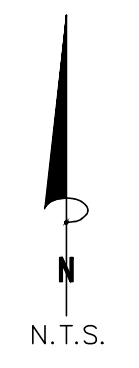
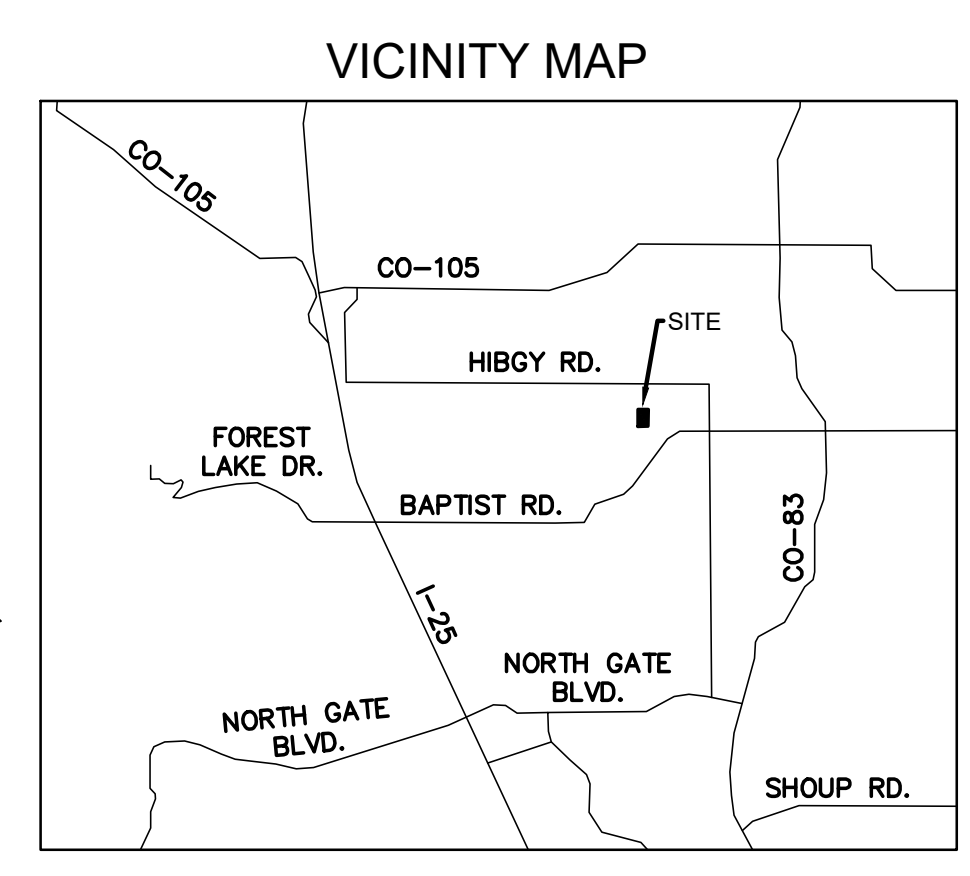


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**BENCHMARK**

12" RAILROAD SPIKE.  
ELEV = 7520.48 (NAVD88)



**LEGEND**

- EXISTING FLOW
- UTILITY POLE
- ↓ GUY WIRE
- TELECOMMS PEDESTAL
- WATER WELL HEAD
- ⊕ YARD HYDRANT
- ⊙ SANITARY MANHOLE (CONCRETE)
- STORM CULVERT
- SPLIT RAIL FENCE
- WIRE FENCE
- STEEL FENCE
- - - EXISTING CONTOUR - MINOR
- - - 6:1:55 EXISTING CONTOUR - MAJOR
- - - ACCESS EASEMENT
- - - EXISTING PAVEMENT EDGE
- - - PROPERTY LINE
- - - UTILITY AND DRAINAGE EASEMENT

**CONTACT INFORMATION:**

**OWNER:** HAPPY LANDING DRIVE LLC  
1905 VINE CLIFF HEIGHTS  
COLORADO SPRINGS, COLORADO 80921

**APPLICANT:** TERRA NOVA ENGINEERING, INC.  
721 S. 23RD STREET  
COLORADO SPRINGS, COLORADO 80904  
L DUCETT, P.E., (719) 635-6422

**EL PASO COUNTY:** PLANNING AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE  
COLORADO SPRINGS, COLORADO 80910  
(719) 520-6300

**PROPERTY DESCRIPTION:**

Lot 1, Happy Land Estates Filing No. 1,  
El Paso County, Colorado.

**ADDRESS:**

16735 Happy Landing Drive, Colorado Springs, CO 80132

**SITE DATA:**

- 1) ZONING = RR-5
- 2) TAX SCHEDULE NO.: 61200-01-053
- 3) TOTAL LOT ACREAGE = 17.36
- 4) PROPOSED HOUSE SQ. FT.: 6,805±  
PROPOSED ICE RINK PAD SQ. FT.: 22,000±  
EXISTING GARAGE SQ. FT.: 1,620±  
TOTAL COVERAGE SQ. FT.: 30,425±  
TOTAL COVERAGE PERCENTAGE: 4.0±

Proposed House Size: 6,805SF  
Allowable Accessory Structure Size with Proposed House Size: 13,610SF  
Requesting Variance to Allow for an Additional 8,390SF

REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INCORPORATING ANY COMMENTS, THIS PLAN IS NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:  
**HAPPY LANDING DRIVE LLC**  
ATTN:  
1905 VINE CLIFF HEIGHTS  
COLORADO SPRINGS, CO 80921

721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-635-6422  
FAX: 719-635-6426  
www.tneng.com

**16735 HAPPY LANDING DRIVE**

SITE PLAN

DESIGNED BY JF  
DRAWN BY JF  
CHECKED BY LD

H-SCALE AS SHOWN  
V-SCALE N/A

JOB NO. 2344.00  
DATE ISSUED 7/18/23  
SHEET NO. 1 OF 1