

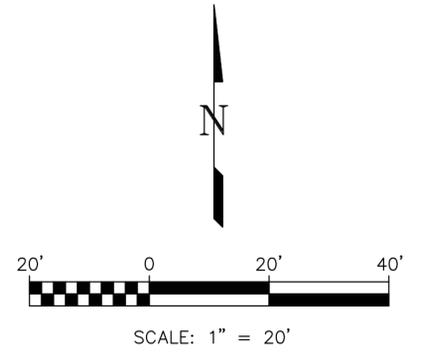
VICINITY MAP
NO SCALE

LOT 6
APN 61290-30-4006
MICHAEL D. & LISA M. EDELBACH
1221 HIGHCREST LANE
COLORADO SPRINGS, CO 80921

LOT 5
APN 61290-30-4005
ODARO J. & AMANDA J. HUCKSTEP
15585 PINENEEDLE COURT
COLORADO SPRINGS, CO 80921

LOT 7
APN 61290-30-4007
COLEN K. & CARLA K. WILLIS
1229 HIGHCREST LANE
COLORADO SPRINGS, CO 80921

THE RIDGE AT FOX RUN FILING NO. 1
RECEPTION NO. 96100677



SITE PLOT PLAN

A PORTION OF THE NORTHWEST
QUARTER OF SECTION 32,
TOWNSHIP 11 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

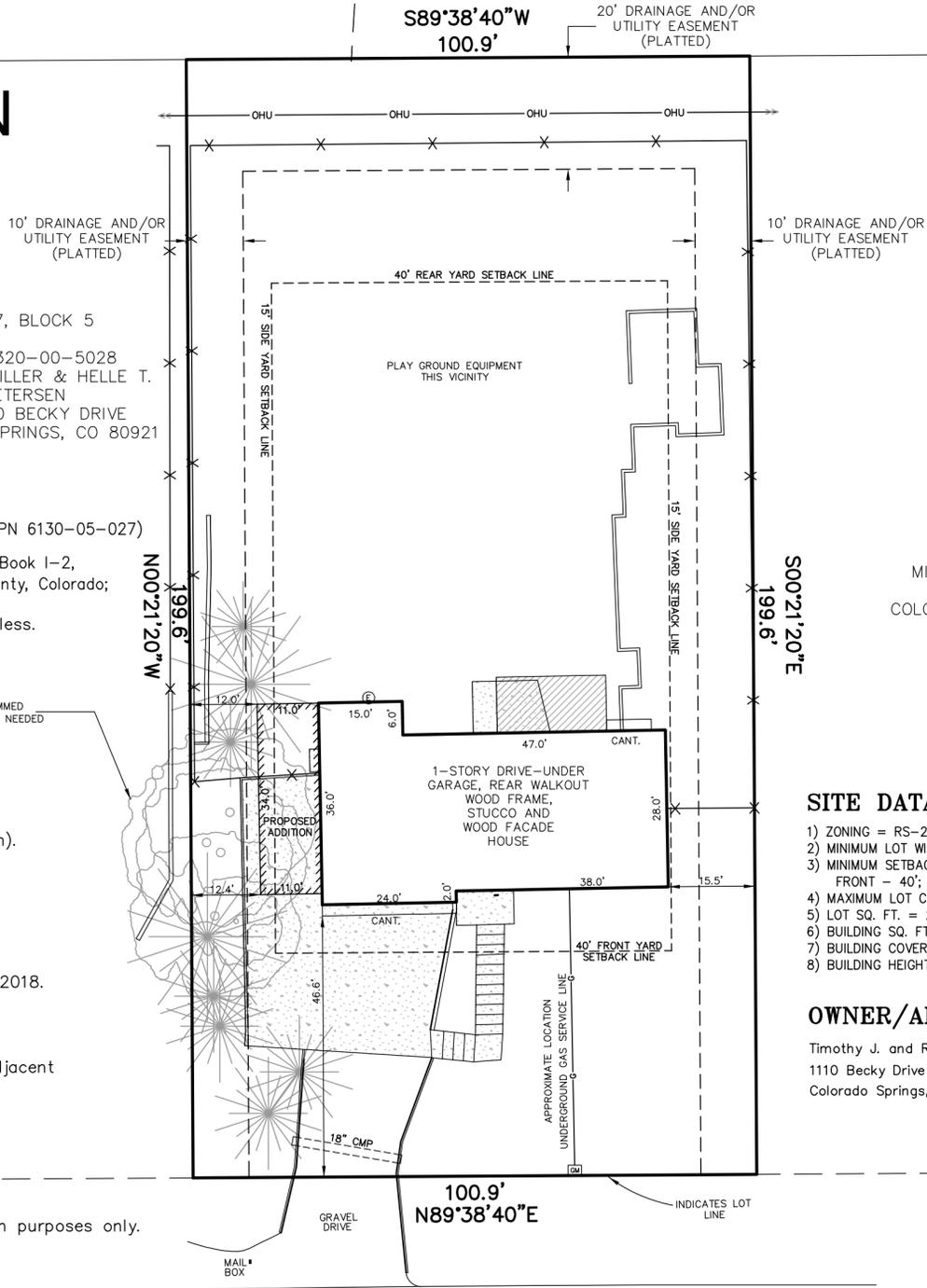
LOT 7, BLOCK 5
APN 61320-00-5028
ALAN D. MILLER & HELLE T.
PETERSEN
1090 BECKEY DRIVE
COLORADO SPRINGS, CO 80921

PROPERTY DESCRIPTION:

1110 Becky Drive (APN 6130-05-027)
Lot 8, Block 5, PLEASANT VIEW ESTATES FILING NO. 4 (Plat Book 1-2,
Page 115, El Paso County, Colorado records), in El Paso County, Colorado;
Containing 0.462 acres (20,136 square feet), more or less.

NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0295 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- This Site Plot Plan does not constitute a title search by LDC, Inc. to determine ownership or easements of record. The client did not provide a Title Commitment for our review with this survey.
- Date of existing improvement locations: March 29, 2018.
- Underground sanitary sewer, water and gas mains exist within Becky Drive's right-of-way.
- Establish top of addition foundation in field . . . adjacent lot or on-lot "as-graded" conditions could require top of foundation elevation adjustment, retaining walls around structure and/or erosion control measures.
- This is not a Land Survey Plat . . . for construction purposes only.



LEGEND:

- WOOD DECK
- CONCRETE
- ROOF LINE OVERHANG
- CANTILEVER
- FENCE
- GAS METER
- ELECTRIC BOX
- WALL
- OVERHEAD UTILITY LINE(S)

SITE DATA:

- ZONING = RS-20000 RESIDENTIAL SUBURBAN
- MINIMUM LOT WIDTH = 100'
- MINIMUM SETBACKS:
FRONT - 40'; REAR - 40'; SIDE - 15' (REQUESTING 12' WEST SIDE)
- MAXIMUM LOT COVERAGE = 20%
- LOT SQ. FT. = 20,136
- BUILDING SQ. FT. = 2,134 + ADDITION/SHEDS = 554; TOTAL = 2,688
- BUILDING COVERAGE = 13.3%
- BUILDING HEIGHT = 30' MAXIMUM ALLOWED

OWNER/APPLICANT:

Timothy J. and Rosemary Walter
1110 Becky Drive
Colorado Springs, CO 80921-2205

1110 BECKY DRIVE
(60' R.O.W.)

LOT 49, BLOCK 5
APN 61320-01-1008
JASON & JESSICA HERN
1065 BECKY DRIVE
COLORADO SPRINGS, CO 80921

LOT 46, BLOCK 5
APN 61320-01-1005
CHRISTINA BESCH
1155 BECKY DRIVE
COLORADO SPRINGS, CO 80921

LOT 48, BLOCK 5
APN 61320-01-1007
DAVID G. LADD
1095 BECKY DRIVE
COLORADO SPRINGS, CO 80921

LOT 47, BLOCK 5
APN 61320-01-1006
BRADLY R. & ANNE E. SCHMIDT
1115 BECKY DRIVE
COLORADO SPRINGS, CO 80921

PCD File Number: ADR184

CALL BEFORE YOU DIG . . .



H Scale: 1" = 20'
V Scale: N/A
Designed By: N/A
Drawn By: WCS
Checked By: DVH
Date: 04/05/18

| REVISIONS | | | |
|-----------|-----------------|-----|----------|
| No. | Description | By | Date |
| 1 | COUNTY COMMENTS | BRH | 10/10/18 |
| 2 | SHED REMOVAL | DVH | 11/13/18 |
| | | | |
| | | | |
| | | | |
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SITE PLOT PLAN
1110 BECKY DRIVE
"SIDE YARD SETBACK
VARIANCE REQUEST"

Project No.: 18015

Sheet: 1 of 1