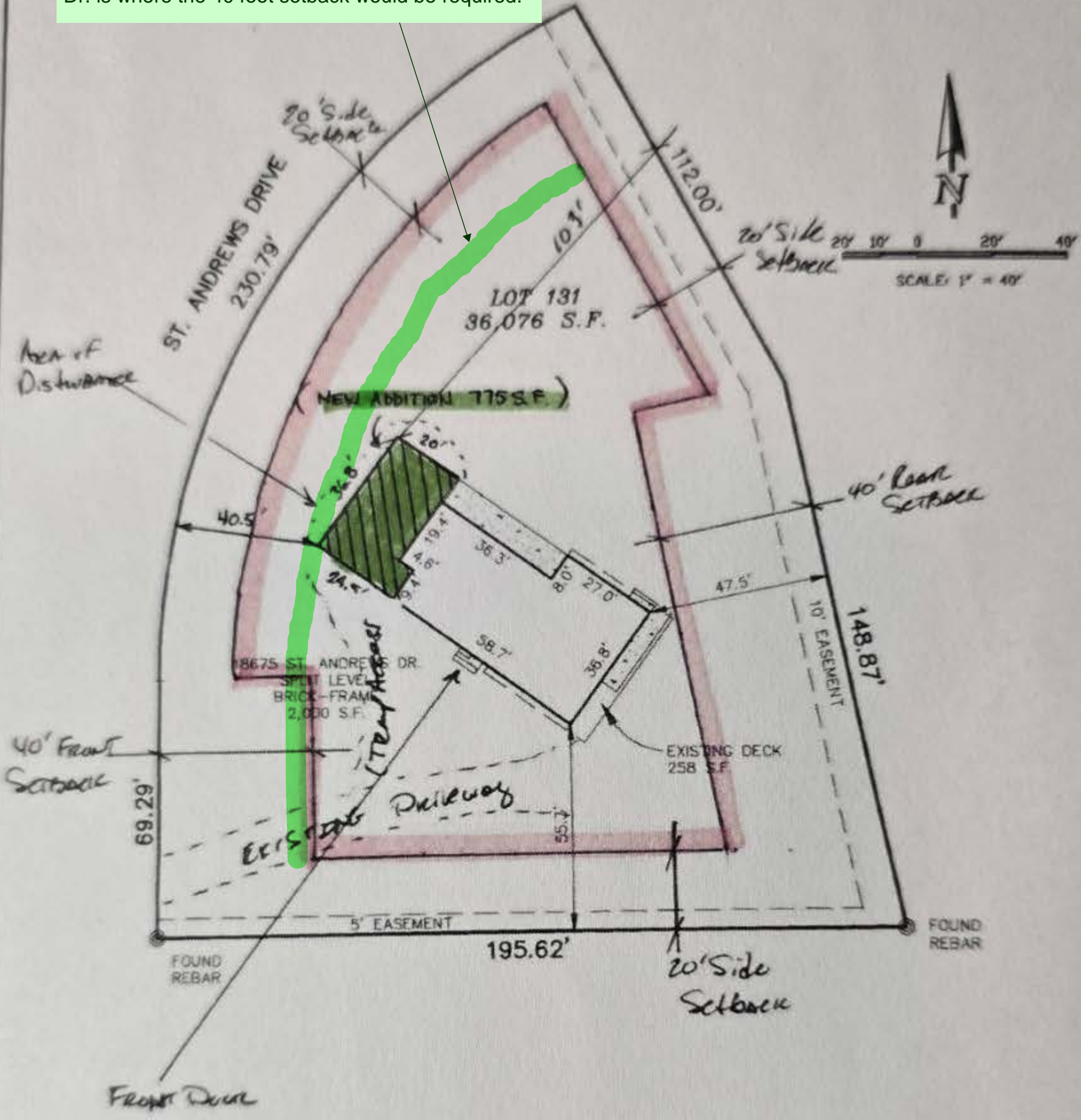


PLOT PLAN
(THIS IS NOT A PROPERTY SURVEY)

Per the Land Development Code definition of "frontage" being "The boundary line of a lot, parcel, tract, or proposed subdivision that abuts an existing or proposed public road or right-of-way...", the entire length of the boundary that runs along St. Andrews Dr. is where the 40 foot setback would be required.



LOT COVERAGE CALCULATION			
	S.F.		% COVERAGE
EXISTING HOUSE	= 2,000		5.5%
EXISTING COVERED DECK	= 258		0.7%
PROPOSED ADDITION	= 775		2.1%
TOTAL	= 3,033		8.4%
LOT SIZE	= 36,076		
S.F. (TOTAL)	/	36,076 S.F. (LOT SIZE)	= % (LOT COVERAGE)

PROPERTY OWNER: **SIRBU (MATT & ARA)**

PROPERTY ADDRESS: **18675 ST. ANDREWS DRIVE
COLORADO SPRINGS, CO**

LEGAL DESCRIPTION: **LOT 131 WOODMOOR
COUNTRY CLUB, COUNTY OF
EL PASO, STATE OF
COLORADO.**

ASSESSOR SCHEDULE NO.: **7112-305-003**

ZONE: **RS-20000**

NOTE: FOR AN ACCURATE BOUNDARY SURVEY, WE RECOMMEND THAT A LAND SURVEY PLAT BE PREPARED.

DATE OF PREPARATION: 9/15/2014
JOB NUMBER: 14252-04



EAGLE
LAND SURVEYING INC.
2345 ACADEMY PLACE, SUITE 200
COLORADO SPRINGS, CO 80909
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