



Planning and Community Development Department - SITE PLAN

Use for Additions to Property/Residence or Placement of Manufactured Homes/Mobile Homes

Applicant Name	Joni Zimmerman, LGA Studios		719-635-0880 x101	joniz@lgastudios.com
Contractor Name	Will Jackson		719-491-8823	will@jacksonhomesrandc.com
Property Address	13830 Overlook Place		phone	email
Zoning	RR-5	Parcel Number	6205006003	Legal Description
				Lot 1 Overlook Estates
Proposed Structure & Use	Rebuild of existing detached garage that was burned leaving existing foundation			New Structure sq. ft. 1607
Lot sq. ft.	238708.8sqft	Existing + new structure sq. ft.	5753	% Lot coverage 2.4%
				New Structure height 15.4 1/8

All Site Plans **MUST** include the following **LEGIBLE** minimum standards and drawn to a scale determined by applicant:

- Lot configuration and boundary measurements
- All streets, roads, or highways adjoining the property
- Dimensions & square footage of existing and proposed structures
- Building location with reference to distance from property lines
- Location of NO-BUILD areas, watercourses, drainage facilities
- Building setbacks, highways or rights-of-way
- Location of easements, driveway(s), well and septic system
- Contours if slope is greater than 10%
- Building coverage calculation (% of lot coverage)

Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local Laws or regulations. Planning and Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any Driveway onto a County road, or a waiver granted for access to a private road. Diversion or blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.

Fees are payable at the time of submittal and are NON-REFUNDABLE, regardless of approval or denial. Site Plans may be **delayed or denied** if information is omitted. **APPLICANT IS RESPONSIBLE FOR ACCURACY OF SITE PLAN**

Signature Joni A Zimmerman

Date January 11, 2023

Office Use

Plat No. _____ Note: _____

RECORDED DRIVEWAY EASEMENT

EXHIBIT A

An Easement for Driveway Access located in the Northeast Quarter of the Southeast Quarter of Section 5, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado and being a part of Lot 2, Overlook Estates recorded in Plat Book B-2 at Page 73, Records of El Paso County, being more particularly described as follows:

The Basis of Bearings for this description is the West Line of Overlook Estates recorded in Plat Book B-2 at Page 73, Records of El Paso County, being monumented at the south end by a found 1" pipe and at the north end by a found 2-1/2" aluminum cap "PLS 25629" shown to bear N 01°10'00" W.

Commencing at the Southwest Corner of said Lot 2 being a found 1" pipe;

to the Point of Beginning;

Thence N 12°56'51" W a distance of 1.48 feet;

Thence N 58°01'37" E a distance of 28.75 feet to a point of curve;

Thence along said curve to the right having a radius of 40.29 feet, an arc length of 46.76 feet, a central angle of 66°29'39" and whose chord bears S 88°43'34" E a distance of 44.18 feet to a point on the said South Line of Lot 2;

Thence S 77°03'09" W and along the said South Line of Lot 2 a distance of 70.00 feet to the Point of Beginning.

Containing 598 square feet more or less.



Thomas S. Marr
Colo. PLS 30108

- Please include:
- dimensions and locations of rights of way
 - traffic circulation including all ingress and egress points into and from the property
 - location of all no builds, drainage facilities or floodplains (if applicable, if not please specify)
 - location of existing and proposed utility lines and water and wastewater facilities/infrastructure

RECORDED GARAGE EASEMENT

EXHIBIT A

An Easement for Building Maintenance Access located in the Northeast Quarter of the Southeast Quarter of Section 5, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado and being a part of Lot 2, Overlook Estates recorded in Plat Book B-2 at Page 73, Records of El Paso County, being more particularly described as follows:

The Basis of Bearings for this description is the West Line of Overlook Estates recorded in Plat Book B-2 at Page 73, Records of El Paso County, being monumented at the south end by a found 1" pipe and at the north end by a found 2-1/2" aluminum cap "PLS 25629" shown to bear N 01°10'00" W.

Commencing at the Southwest Corner of said Lot 2 being a found 1" pipe;

Thence N 77°03'09" E and along the South Line of said Lot 2 a distance of 88.85 feet to the Point of Beginning;

Thence N 12°56'51" W a distance of 7.00 feet;

Thence N 77°03'09" E a distance of 13.50 feet;

Thence S 12°56'51" E a distance of 7.00 feet to a point on the said South Line of Lot 2;

Thence S 77°03'09" W and along the said South Line of Lot 2 a distance of 13.50 feet to the Point of Beginning.

Containing 94.5 square feet more or less.



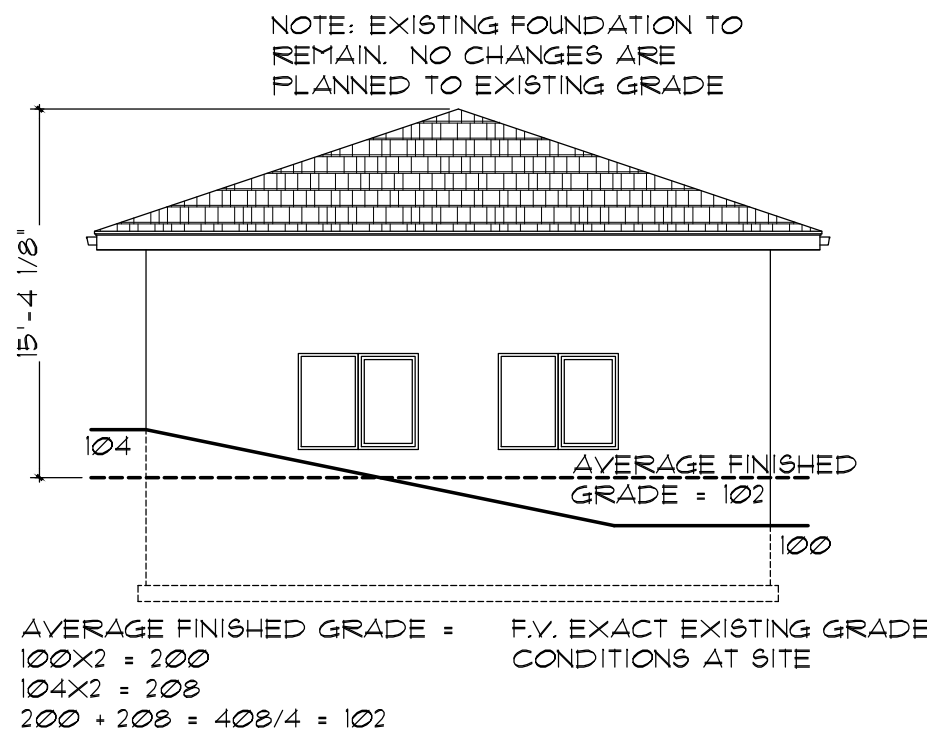
Thomas S. Marr
Colo. PLS 30108

ADJOINING PROPERTY OWNERS

NO SCALE

- | | |
|--|--|
| ① ACADEMY SCHOOL DISTRICT
1810 & 1840 NORTH GATE BLVD
ZONING: A
TSN: 6205000043 | ④ COREY & SUSAN NAKAI
13885 OVERLOOK PL
ZONING: RR-5
TSN: 6205006001 |
| ② NORMA HENDRICKSON
1610 OLD NORTH GATE RD
ZONING: RR-5
TSN: 6205006005 | ⑤ SAMUEL & KIMBERLY LINGLE
13825 OVERLOOK PL
ZONING: RR-5
TSN: 6205006004 |
| ③ JACK & SUSAN ARMSTRONG
13890 OVERLOOK PL
ZONING: RR-5
TSN: 6205006002 | |
- ⊗ CHARLES SUTTON & ABIGAIL URISH
13890 OVERLOOK PL
COLORADO SPRINGS, CO 80921
ZONING: RR-5
TSN: 6205006003

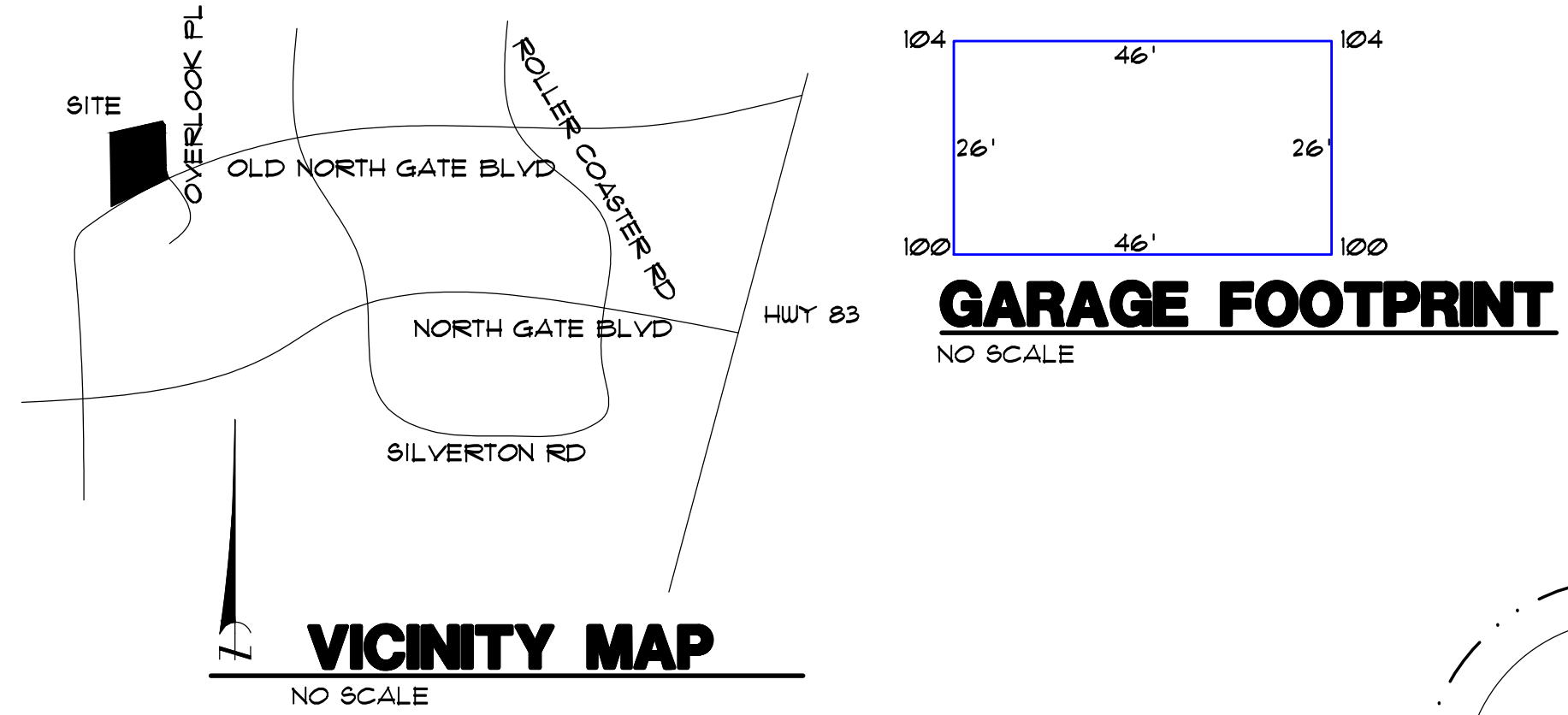
PROPERTY REQUESTING VARIANCE



GARAGE ELEVATION

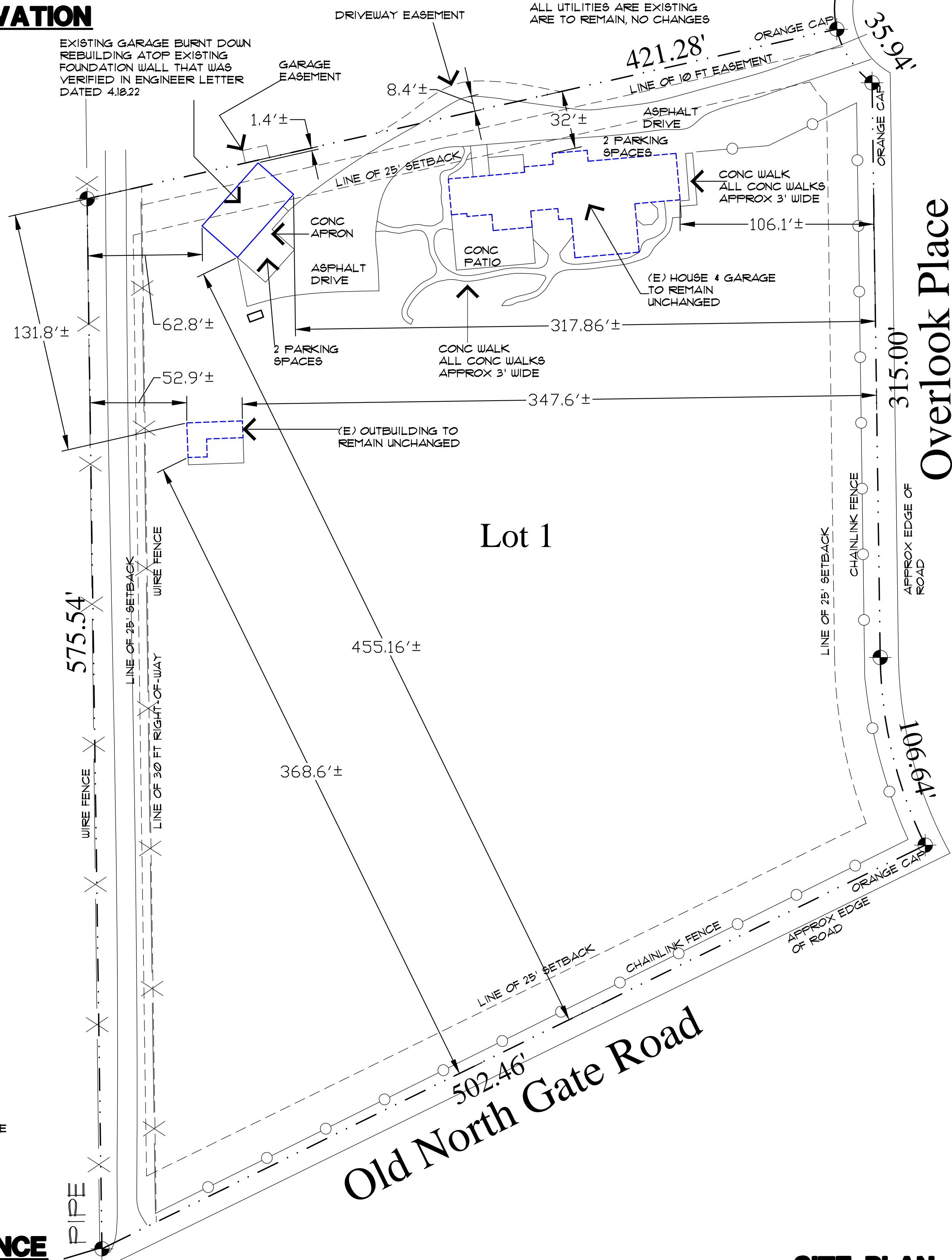
NO SCALE

EXISTING GARAGE BURNT DOWN REBUILDING ATOP EXISTING FOUNDATION WALL THAT WAS VERIFIED IN ENGINEER LETTER DATED 4.18.22



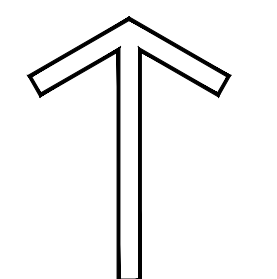
VICINITY MAP

NO SCALE



SITE PLAN

SCALE: 1" = 40'



NORTH

SITE INFO:

ADDRESS:
13830 OVERLOOK PL

LEGAL:
LOT 1, OVERLOOK ESTATES IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

SITE DATA:
LOT SIZE = 238,708.8 SQFT
BUILDING FOOTPRINT =
(E) HOUSE = 3762 SQFT
(E) GARAGE = 1607 SQFT
(E) OUTBUILDING = 384 SQFT
TOTAL = 5753 SQFT

LOT COVERAGE = 2.4%
ZONE DWELLING UNIT
ZONING = RR-5
TAX SCHEDULE # = 6205006003
BUILDING HEIGHT = (E) HOUSE 25' OR LESS, F.V. AS NEEDED
REBUILT GARAGE 15'-4 1/8"

SITE NOTES:

- 1) Topographic information is to be supplied by others, as necessary. See below for info.
- 2) Contractor to verify easements.
- 3) Final landscaping to be determined by the Contractor/Owner(s). It shall minimize impact to the site. All landscaping to be completed by the Contractor/Owner(s).
- 4) Use utilities and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
- 5) Contractor is required to provide positive drainage study from and around structure in all directions as shown.
- 6) General Contractor, Subcontractors, Suppliers, and Owner(s) shall familiarize themselves & verify all notes, dimensions and information on drawing(s) prior to starting construction. It shall be the responsibility of those parties to report any changes and/or discrepancies to the Designer. Questions regarding these drawings such as: drawing interpretation, dimensions, notes, scale and other similar questions shall be brought to the attention of the Designer immediately, in writing. Failure to do any of the above shall relieve the designer of any errors. Designer shall not be responsible for any changes not noted in writing to this plan.

SITE LEGEND:

- PROPERTY LINES & CORNERS
- ⊙ = FINISH GRADE

SITE TERMS:

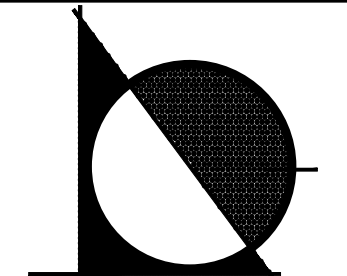
- ABBREVIATIONS:**
 BO= BOTTOM OF RETAINING WALL
 (E)= EXISTING TO REMAIN
 LL= LOWER LEVEL
 ML= MAIN LEVEL
 (N)= NEW CONSTRUCTION
 (R)= REMOVE
 ROW= RIGHT OF WAY
 SB= SETBACK
 SQ. FT. OR SF= SQUARE FEET
 TOF= TOP OF FOUNDATION
 TOW= TOW OF RETAINING WALL
 UL= UPPER LEVEL
 WO= WALKOUT

REFERENCE INFO:

APPLICANT INFO:
LGA STUDIOS
201 E. LAS ANIMAS STREET, SUITE 113
COLORADO SPRINGS, CO.
PHONE: (719) 635-0880
OFFICE@LGAstudios.com

CLIENT/OWNER INFO:
CHARLES & ABIGAIL URISH
13830 OVERLOOK PL
COLORADO SPRINGS, CO.
PHONE: 970-385-5423
CKSUTTON1981@GMAIL.COM

REVISIONS



LGA STUDIOS
201 E. Las Animas Street Suite 113
Colorado Springs, CO. 80903
Phone: (719) 635-0880
office@lgestudios.com
www.lgestudios.com

CONTRACTOR
JACKSON HOMES
8140 SANDY CT
COLORADO SPRINGS, CO 80921
PH: 719-451-0447 FX: 719-686-0086
Email: wjacksonhomesandco.com

THE URISH GARAGE
13890 OVERLOOK PL
COMPUTER FILE #22-2286

DRAWN BY: JP

CHECKED BY: LGAstudios
PLOT 01/08/23 1:58 AM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

COPYRIGHT 2021 by LGA Studios. No part of this plan may be reproduced or transmitted in any form or by any means, electronically or mechanically, including photocopying, recording, or by information retrieval systems, without the written approval of LGA Studios and the client. No derivative works of this plan may be made without prior written permission. The scale of this plan does not apply to any utility, easement, or other information not shown on this plan. No derivative works of this plan may be made without prior written permission. The scale of this plan does not apply to any utility, easement, or other information not shown on this plan.

PLOTTED @ 11:40:07 AM SCALE ON 36"X24" SHEET 5