

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°00'00" 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;

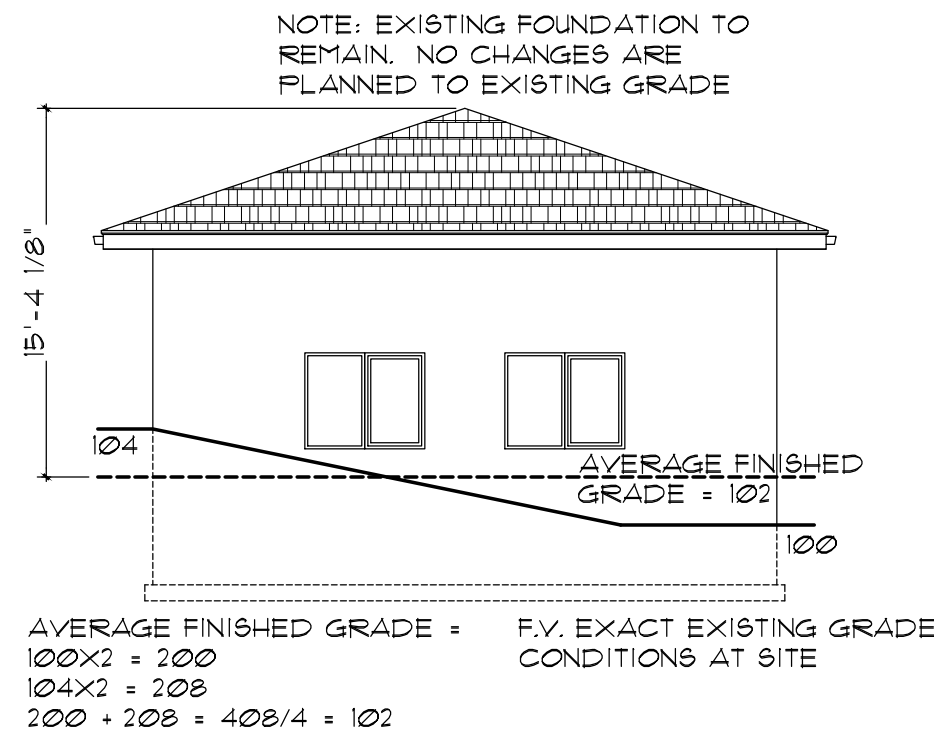
Thence along said curve to the right having a radius of 40.29 feet, an arc length of 46.76 feet, a central angle of 66°29'39" and whose chord bears S 88°43'34" E a distance of 44.18 feet to a point on the said South Line of Lot 2;

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.



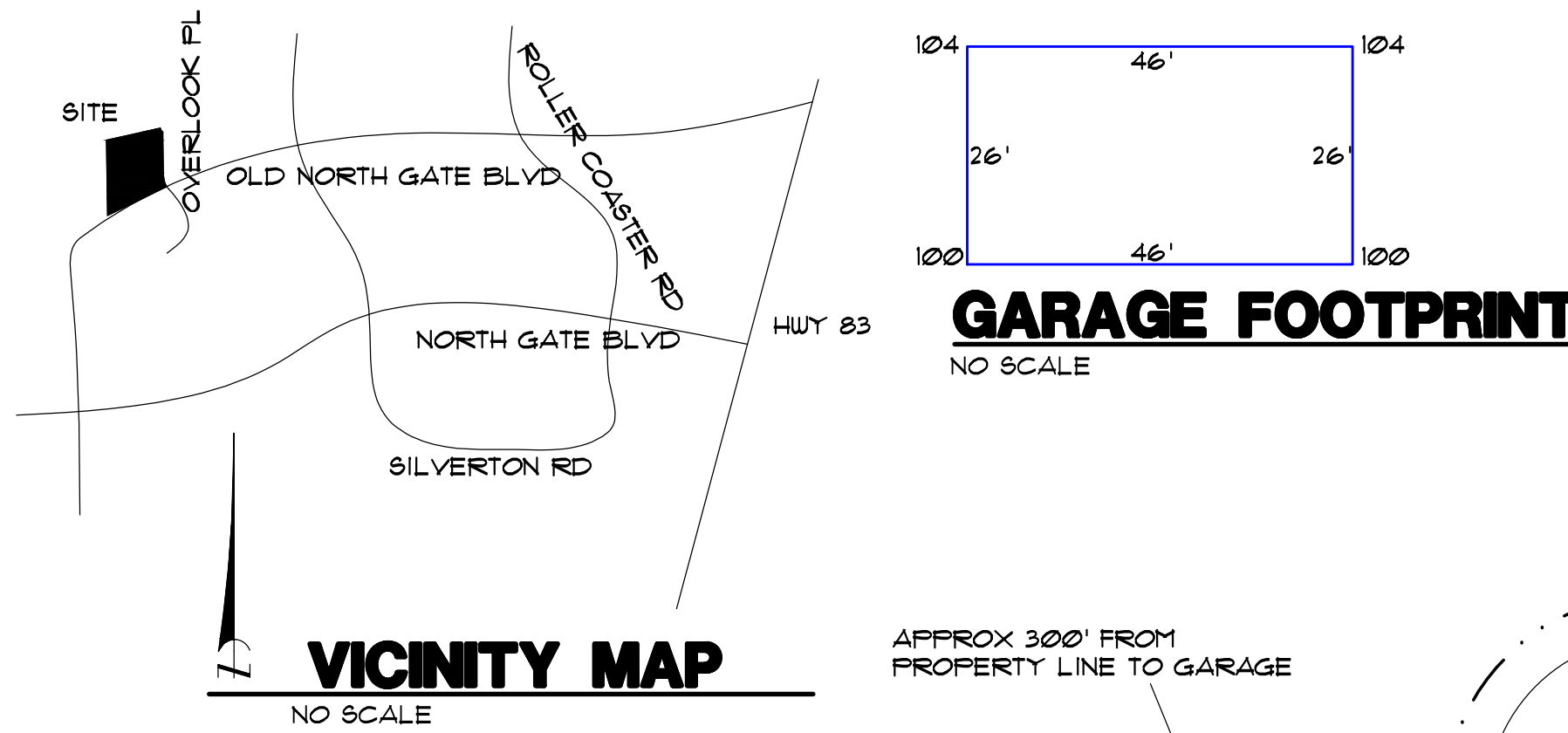
Thomas S. Marr
Colo. PLS 30106



GARAGE ELEVATION

NO SCALE

NOTE: GARAGE TO BE REBUILT ATOP EXISTING FOUNDATION WALL THAT WAS VERIFIED IN ENGINEER LETTER DATED 4.18.22
NO SOIL DISTURBANCE TO TAKE PLACE



VICINITY MAP

NO SCALE

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°00'00" 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;

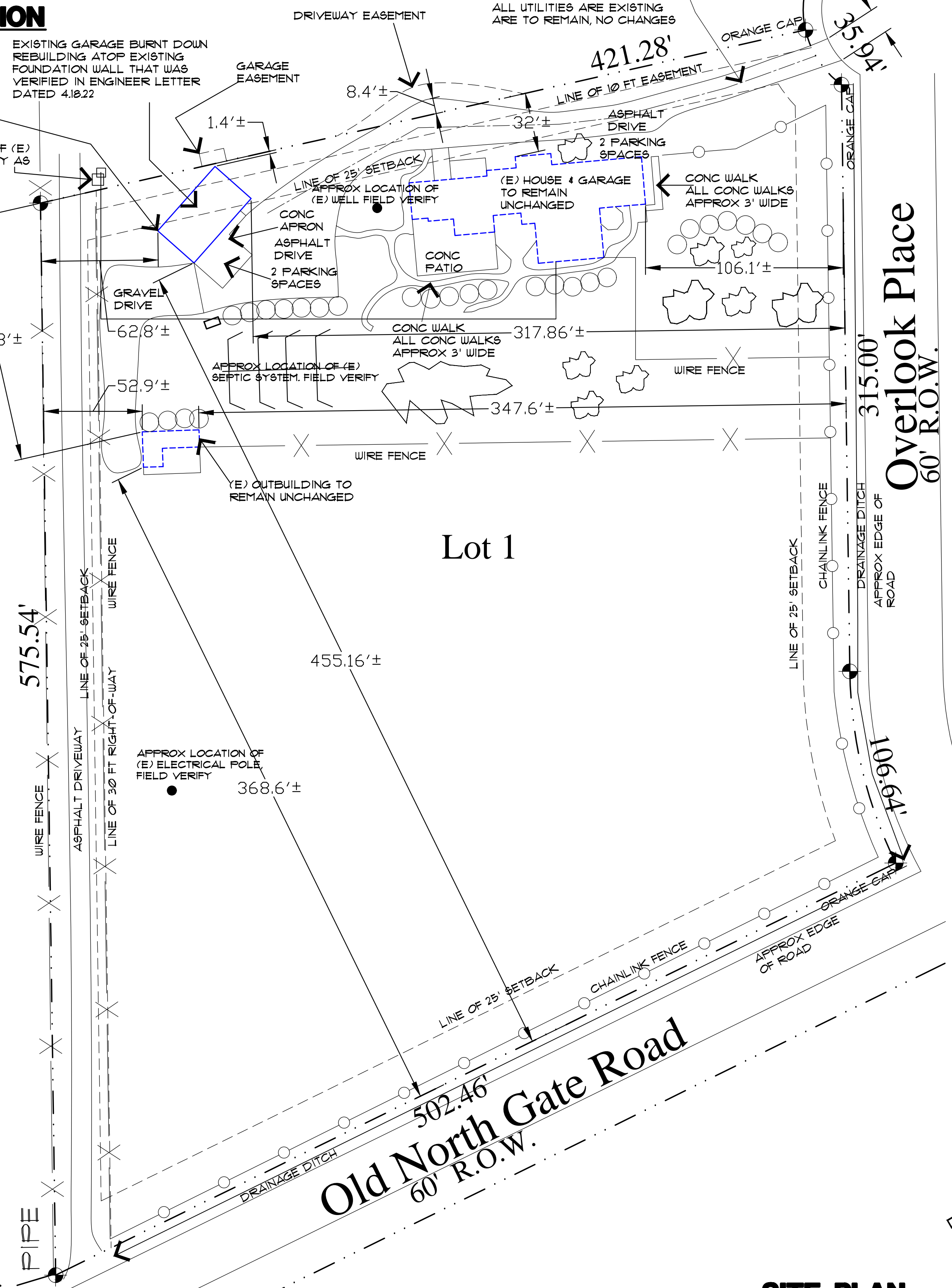
Thence S 77°03'09" W and along the said South Line of Lot 2 a distance of 13.50 feet to the Point of Beginning.

Containing 94.5 square feet more or less.



Thomas S. Marr
Colo. PLS 30106

APPROX LOCATION OF (E) UTILITIES. FIELD VERIFY AS NEEDED.



SITE PLAN

SCALE: 1" = 40'

NORTH

ADJOINING PROPERTY OWNERS

NO SCALE

1 ACADEMY SCHOOL DISTRICT
1810 4 1840 NORTH GATE BLVD
ZONING: A
TSN: 6205000043

2 NORMA HENDRICKSON
1610 OLD NORTH GATE RD
ZONING: RR-5
TSN: 6205006005

3 JACK & SUSAN ARMSTRONG
13830 OVERLOOK FL
ZONING: RR-5
TSN: 6205006001

4 COREY & SUSAN NAKAI
13825 OVERLOOK FL
ZONING: RR-5
TSN: 6205006001

5 SAMUEL & KIMBERLY LINGLE
13825 OVERLOOK FL
ZONING: RR-5
TSN: 6205006004

PROPERTY REQUESTING VARIANCE

CHARLES SUTTON & ABIGAIL URISH
13830 OVERLOOK FL
COLORADO SPRINGS, CO 80921
ZONING: RR-5
TSN: 6205006003

SITE INFO:

ADDRESS:

13830 OVERLOOK FL

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

SITE NOTES:

- Topographic information is to be supplied by others, as necessary. See below for info.
- Contractor to verify easements.
- Final landscaping to be determined by the Contractor/Owner. It shall minimize impact to the site. All landscaping to be completed by the Contractor/Owner(s).
- Use wattles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
- Contractor is required to provide positive drainage away from and around structure in all directions as shown.
- 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, scales 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.

NOTE: PER PFRBD, FLOODPLAINS DO NOT APPLY TO THIS PROPERTY. IN ADDITION, THERE ARE NO SPECIFIED 'NO BUILD' AREAS AND NO DESIGNATED PRESERVATION AREAS.

SITE LEGEND:

- PROPERTY LINES & CORNERS
- OO = FINISH GRADE
- EXISTING BOULDER
- EXISTING RETAINING WALL
- EXISTING VEGETATION/TREES

SITE TERMS:

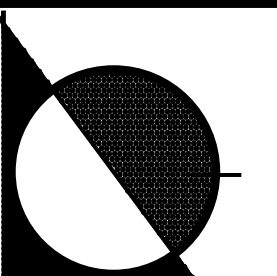
- ABBREVIATIONS:**
- BOU = BOTTOM OF RETAINING WALL
 - (E) = EXISTING TO REMAIN
 - LL = LOWER LEVEL
 - ML = MAIN LEVEL
 - (N) = NEW CONSTRUCTION
 - (R) = REMOVE
 - ROW = RIGHT OF WAY
 - SB = SETBACK
 - SQ. FT. OR SF = SQUARE FEET
 - TOF = TOP OF FOUNDATION
 - TOW = TOW OF RETAINING WALL
 - UL = UPPER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

REFERENCE INFO:

APPLICANT INFO:
LGA STUDIOS
201 E. LAS ANIMAS STREET, SUITE 113
COLORADO SPRINGS, CO.
PHONE: (719) 635-0880
OFFICE@LGA8STUDIOS.COM

CLIENT/OWNER INFO:
CHARLES & ABIGAIL URISH
13830 OVERLOOK FL
COLORADO SPRINGS, CO.
PHONE: 970-285-5423
CSUTTON1981@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
8540 SANDY CT
COLORADO SPRINGS, CO 80921
PH: 719-651-1047 FX: 719-608-6036
Call: 719-497-8823
Email: wj@jacksonhomesandc.com

THE URISH GARAGE
13830 OVERLOOK FL
COMPUTER FILE #22-2288

DRAWN BY: JP

CHECKED BY: LGA Studios
PLOT 02/21/23 11:32 PM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets