

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;

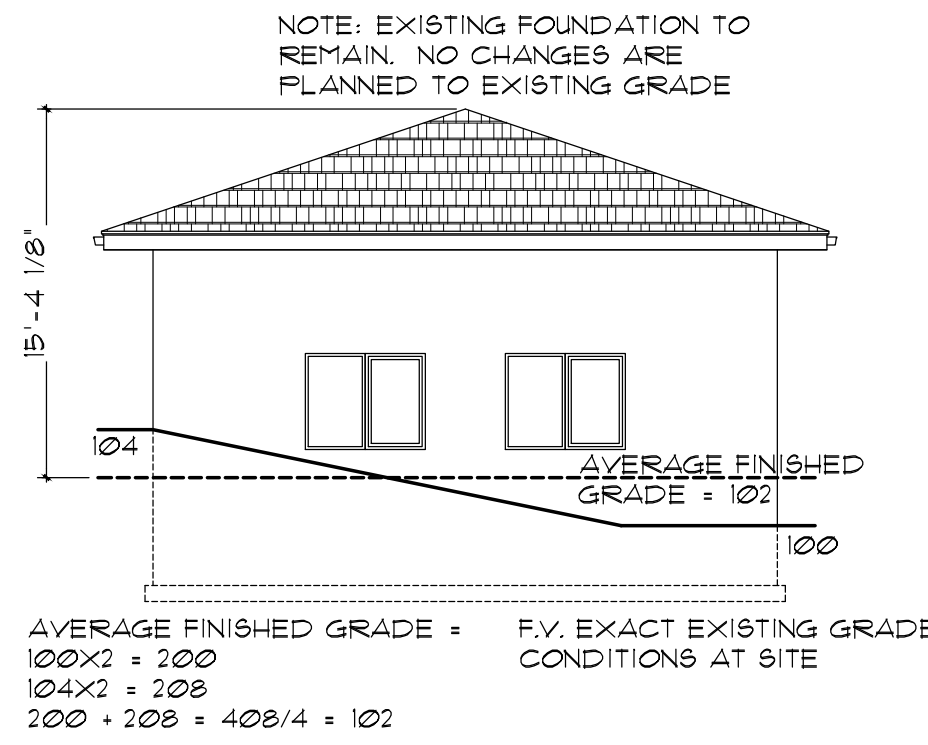
Thence along said curve to the right having a radius of 40.29 feet, an arc length of 46.76 feet, a central angle of 66°29'39" and whose chord bears S 88°43'34" E a distance of 44.18 feet to a point on the said South Line of Lot 2;

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.



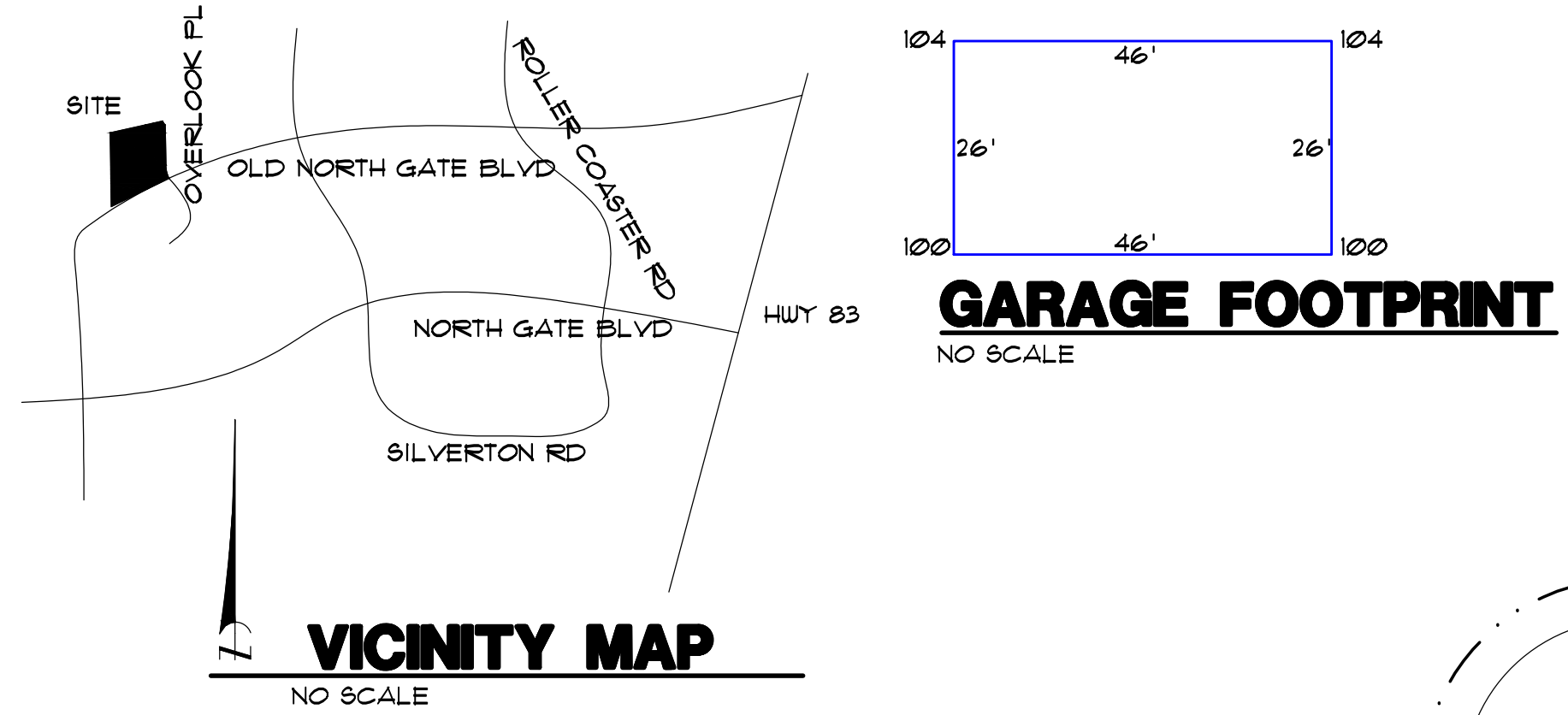
Thomas S. Marr
Colo. PLS 30108



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

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;

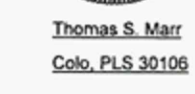
Thence N 12°56'51" W a distance of 7.00 feet;

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

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

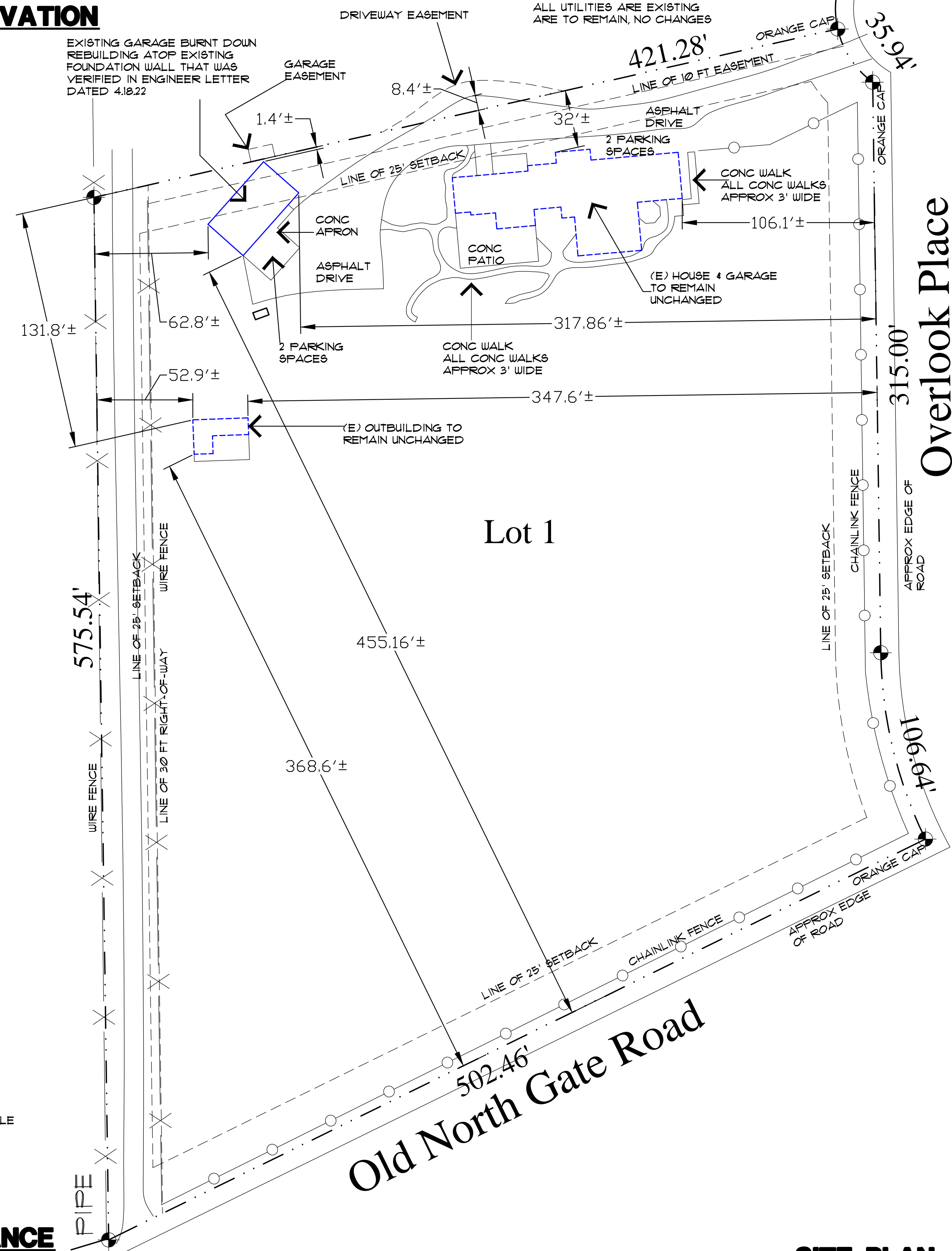
③ JACK & SUSAN ARMSTRONG
13890 OVERLOOK PL
ZONING: RR-5
TSN: 6205006002

⊗ CHARLES SUTTON & ABIGAIL URISH
13890 OVERLOOK PL
COLORADO SPRINGS, CO 80921
ZONING: RR-5
TSN: 6205006003

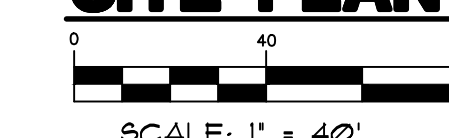
④ COREY & SUSAN NAKAI
13885 OVERLOOK PL
ZONING: RR-5
TSN: 6205006001

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

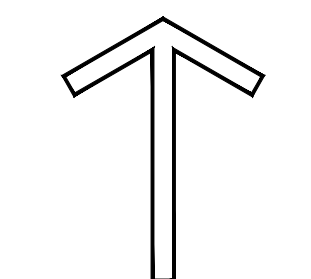
PROPERTY REQUESTING VARIANCE



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 = 238,702.8 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 drawings 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: 719-686-0036
Call: 719-491-8823
Email: wj@jacksonhomesandco.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

PLOTTED: 8/1/2023 11:40:07 AM SCALE: ON 36"X24" SHEET: 5