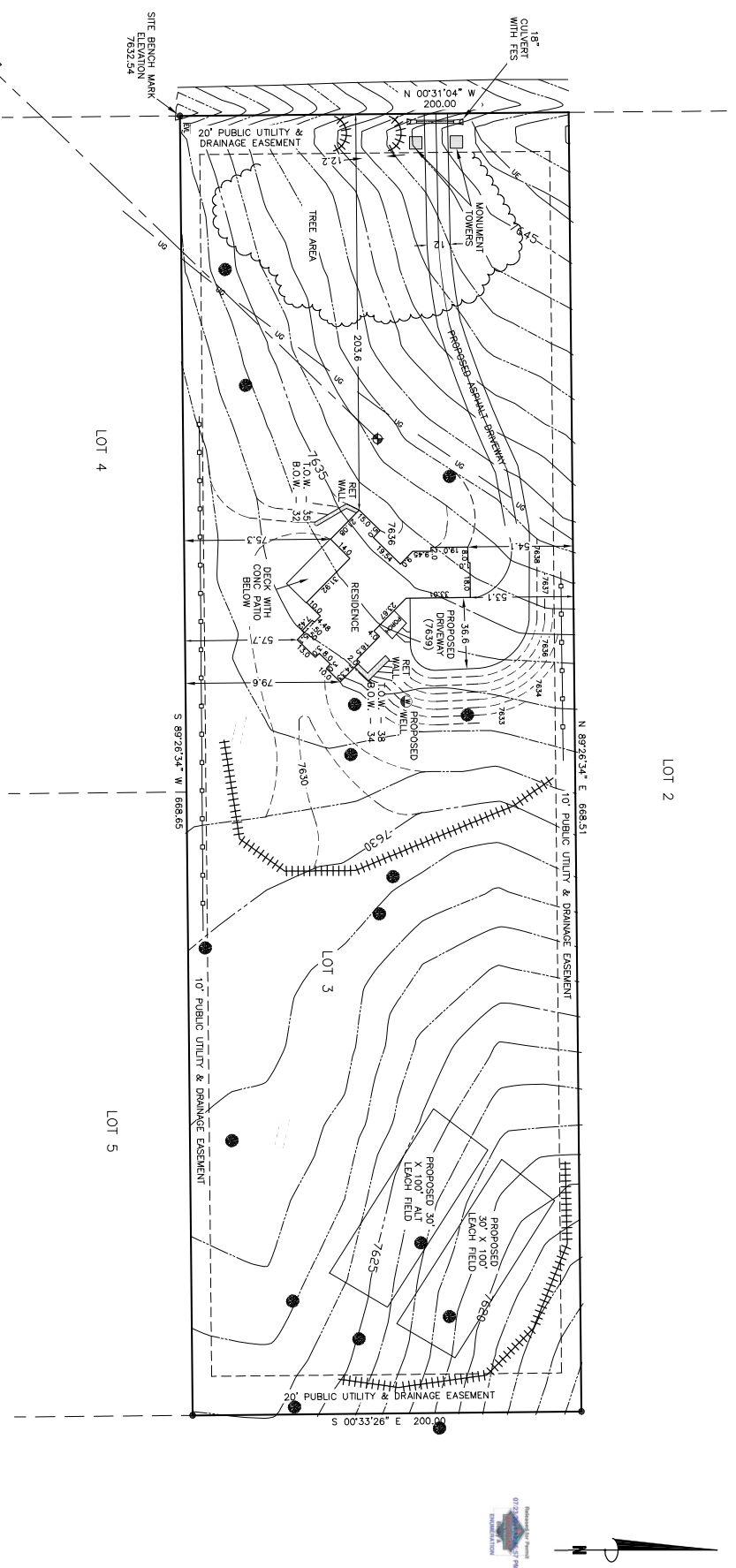


SILVER NELL DRIVE  
(60' PUBLIC R.O.W. - RURAL LOCAL ROAD)



House Square Footage: 2,448 square feet  
Garage Square Footage: 866 square feet

T.O.W. = 7639  
M.L.F.F. = 7639  
L.L.F.F. = 7629

PIKIS BEAK ADJUST = 43.19/20"  
122.987' = (23.27 MILES)

NOTES:

- 1) Bench Mark: No. 5 rebor with a red plastic cap marked "PLS 25629" at the southwest property corner. Elevation = 7632.54 (NAD/88). Local site benchmark as shown hereon.
- 2) No research was performed for easements or rights of way. Easements shown hereon are from the recorded plat.
- 3) El Paso County Schedule No.: 61230-08-007
- 4) Address: 4457 Silver Nell Drive, Colorado Springs, Colorado 80908.
- 5) This is a site plan, it is not a Land Survey Plat or Improvement Survey Plat.
- 6) The lineal units used in this drawing are U.S. Survey Feet.
- 7) Proposed improvements, elevations and contours were provided by others.

APPLICANT:

Alliance Builders  
P.O. Box 25217  
Colorado Springs, Colorado 80936  
(719) 433-0172

OWNER:

Andrew Beltrano & Jessica Wren  
4457 Silver Nell  
Colorado Springs, Colorado 80908

**SFD211264**  
**PLAT 14379**  
**ZONE RR-2.5**  
**3.07 ACRES**

**APPROVED**  
Plan Review  
6/19/2021 7:59:34 PM  
EPC Planning & Community  
Development Department  
**APPROVED**  
RESOCP  
6/17/2021 7:17 PM  
EPC Planning & Community  
Development Department

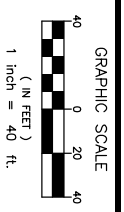
- SYMBOL LEGEND:**
- FOUND MONUMENT
  - DRIVEWAY MONUMENT
  - TREE
  - ELECTRIC VAULT
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND GAS LINE
  - SILT FENCING
  - +++++ WATILES



COMPASS SURVEYING & MAPPING, LLC  
3249 WEST CABERREE CIRCLE  
COLORADO SPRINGS, CO 80917  
719.354.4120  
WWW.CSAMILLC.COM

SITE PLAN

LOT 3, SETTLERS VIEW SUBDIVISION  
EL PASO COUNTY, COLORADO



PROJECT NO.	21062
DATE:	JULY 07, 2021
DRAWN BY:	DRH
CHECKED BY:	MSJ
SHEET:	1 OF 1

# RESIDENTIAL

2017 PPRBC



Parcel: 6123008007

Address: 4457 SILVER NELL DR, COLORADO SPRINGS

Plan Track #: 148885  Received: 21-Jul-2021 (BECKYA)

Description: **RESIDENCE** Required PPRBD Departments (4)

Contractor: ALLIANCE HOMES, LLC

Type of Unit:

Garage	870	
Lower Level 1	2434	
Main Level	2444	
Upper Level 1	1526	
		Total Square Feet
		7274

Enumeration



Floodplain

(N/A) RBD GIS

Construction

Mechanical

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
 Plan Review  
 08/02/2021 3:00:13 PM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.