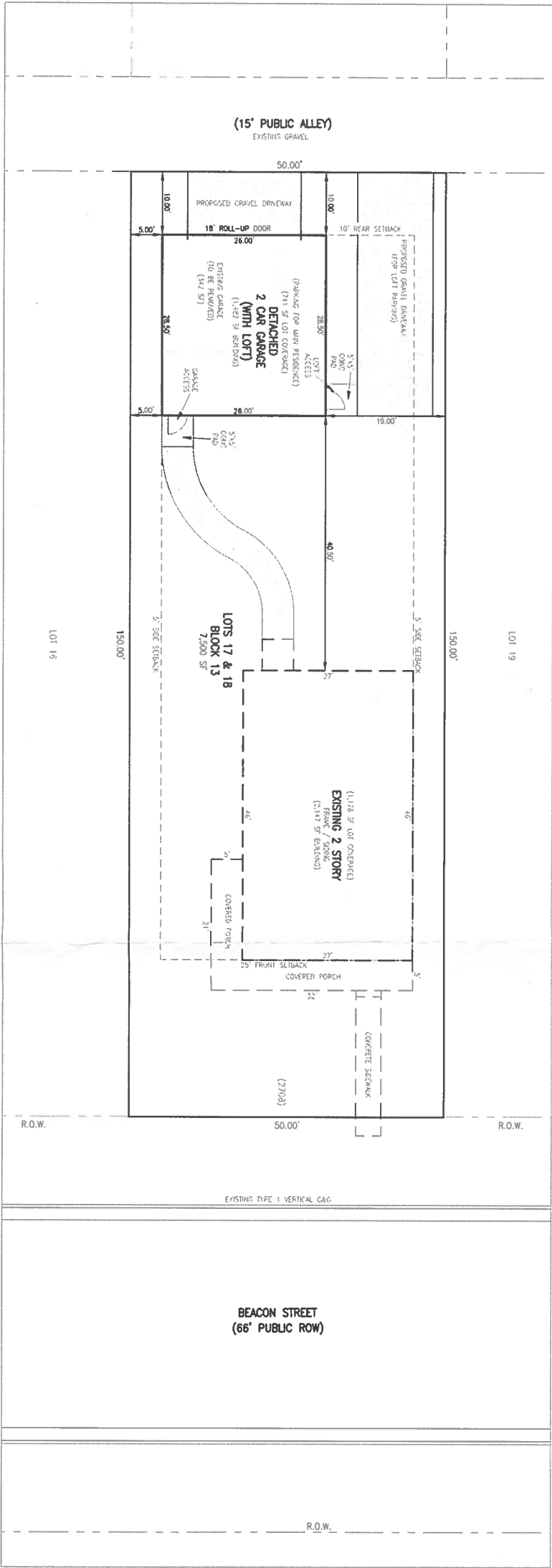


Additional Handout by MR. Juviera
Special Mtg 6-14-18

DETACHED GARAGE (WITH LOFT) - SITE PLAN
2708 BEACON STREET



Vicinity Map
NOT TO SCALE



SITE DATA:

Address: 2708 BEACON STREET
Project Type: DETACHED GARAGE (WITH LOFT)
Tax ID Number: 63313-20-008
Zone: R2 (Two-Family Residential)
Legal Description: Lots 17 and 18, Block 13, Addition No. 1 to the Town of Roswell of the records of El Paso County, Colorado.

LOT COVERAGE DATA:

Lot Size: 7,500 SF (0.172 AC)
Expected Garage Size: 741 SF (9.9% Calculated)
Existing Building Coverage: 15,776 SF (1,178 sf)
Existing Garage Coverage: 4,636 SF (442 sf)
Maximum Building Coverage: 40% (23,568 Calculated)
Maximum Building Height: 30 ft (25 ft Calculated)

MINIMUM SETBACKS:

Front: 25 feet
Side: 5 feet
Rear: 10 feet

FLOOD PLAN:

This lot is not confined within the 100 year base flood plain as shown on FEMA Flood Insurance Rate Map, Panel No. 08041C0272E dated MARCH 17, 1997.

PROPERTY OWNER

Alfred Juviera
2708 Beacon Street
Colorado Springs, Colorado, 80907
719-439-7806 Cell
ojuv5391@gmail.com

FILE: BEACON SITEPLAN.dwg 03/19/18

SHEET 1

GARAGE ADDITION (WITH LOFT) - SITE PLAN

TITLE: LOTS 17 & 18 - 2708 BEACON STREET
SCALE: 1"=10'
DATE: 05/10/18
DRAWN BY: AJ
CHECKED BY: AJ
JOB NO: 18-001

