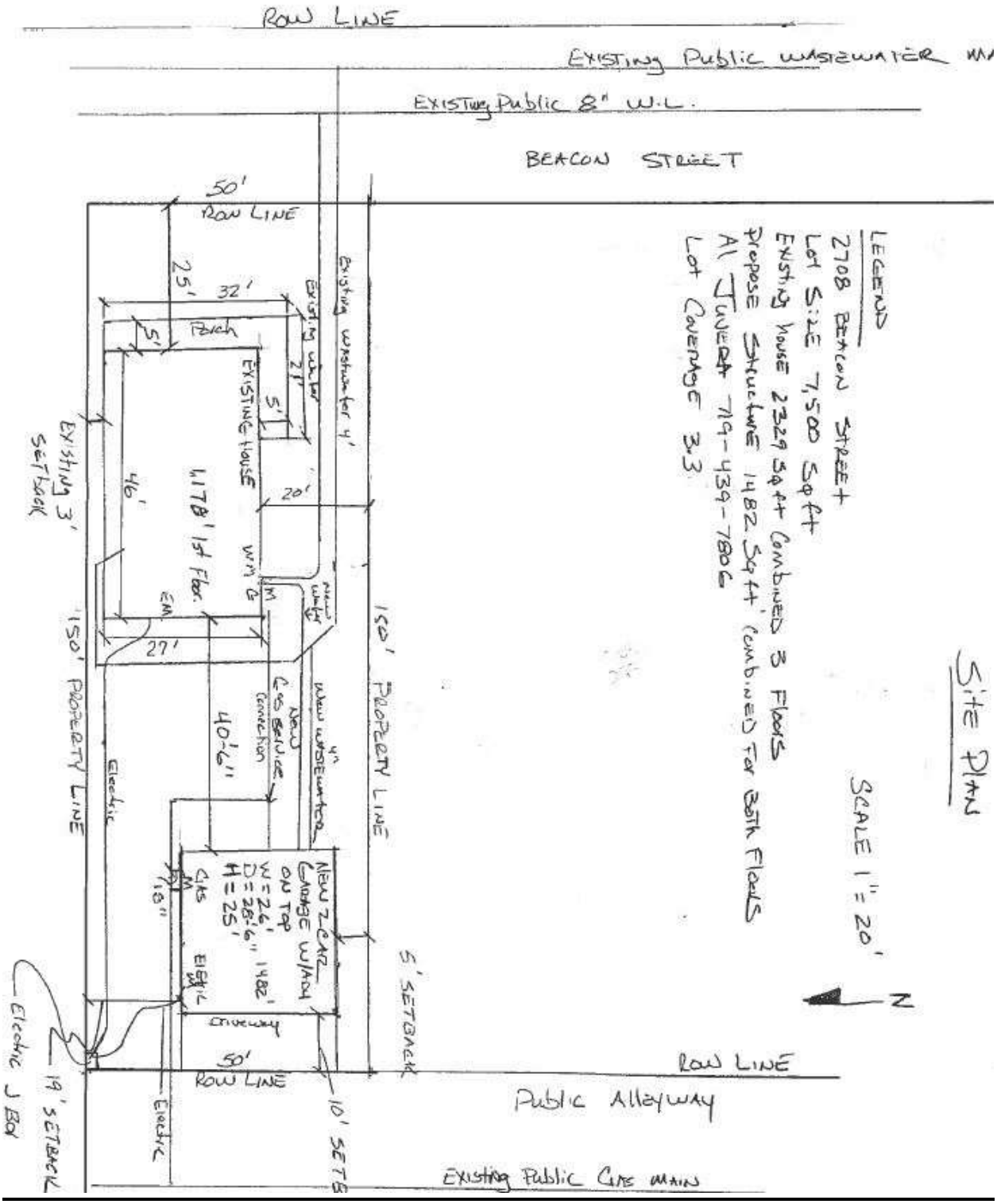
Site Plan
SCALE 1" = 20'
N
LEGEND
2708 BEACON STREET
LOT SIZE 7,500 SQ FT
EXISTING HOUSE 2329 SQ FT COMBINED 3 FLOORS
PROPOSE STRUCTURE 1482 SQ FT COMBINED FOR BOTH FLOORS
AL TUNERT 719-439-7806
LOT COVERAGE 33
BEACON STREET
ROW LINE
EXISTING PUBLIC 8" W.L.
EXISTING PUBLIC WASTEWATER MAIN
50'
ROW LINE
25'
32'
PORCH
5'
EXISTING WATER
21'
5'
EXISTING HOUSE
20'
46'
1,178' 1st Floor
W.M.
EM
27'
EXISTING 3' SETBACK
150' PROPERTY LINE
NEW WATER
NEW GAS SERVICE CONNECTION
NEW WASTEWATER
40'-6"
ELECTRIC
NEW 2 CAR GARAGE W/ADU ON TOP
W = 26'
D = 28'-6"
H = 25'
1482'
GAS
EM
18"
ELEC'L
DRIVEWAY
50'
ROW LINE
ELECTRIC
150' PROPERTY LINE
5' SETBACK
ROW LINE
Public Alleyway
10' SETBACK
19' SETBACK
ELECTRIC J BOX
EXISTING PUBLIC GAS MAIN

FIGURE 1