






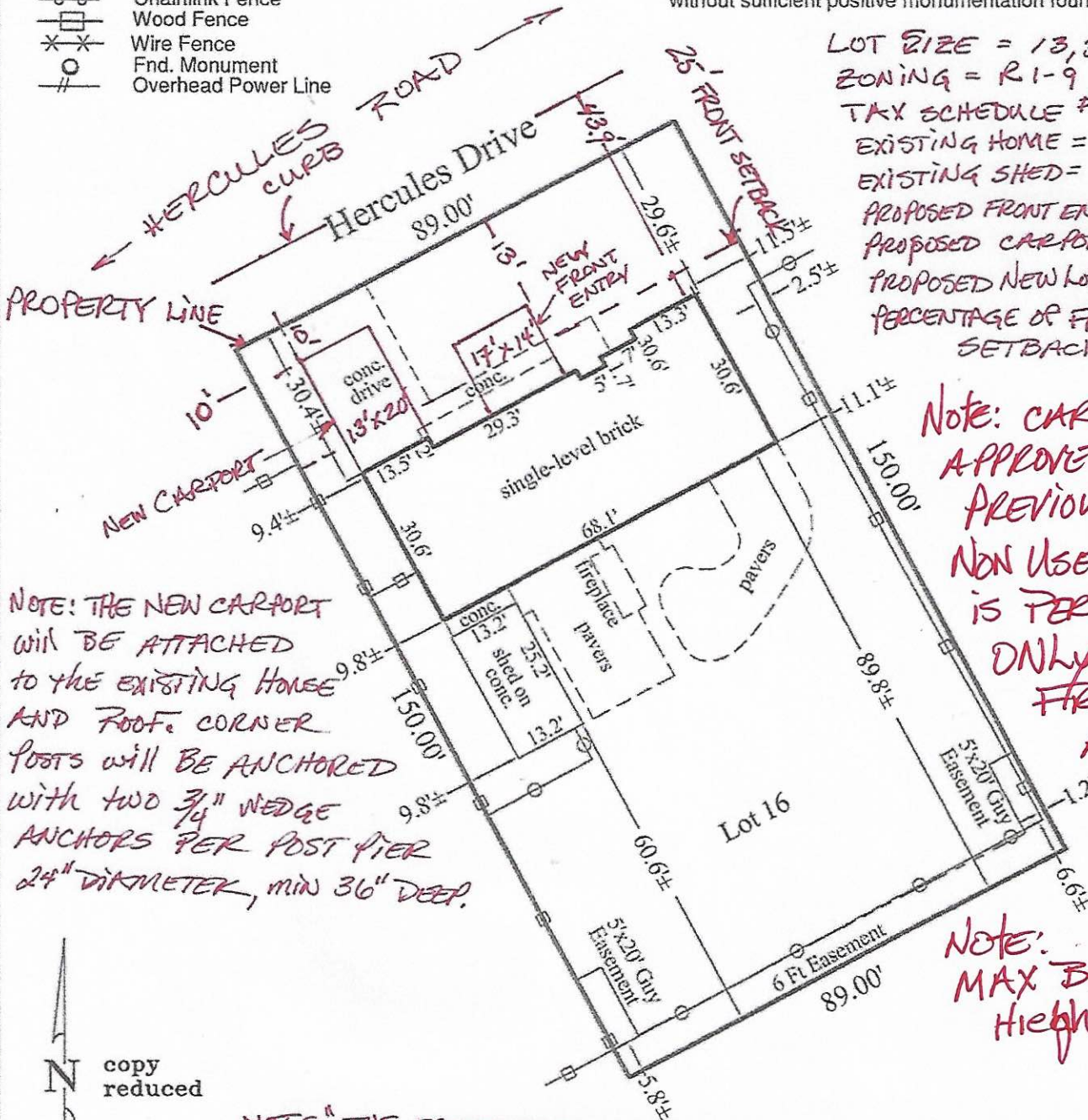
# LOT PLAN

(THIS IS NOT A PROPERTY SURVEY)

## LEGEND

-  Chainlink Fence
-  Wood Fence
-  Wire Fence
-  Fnd. Monument
-  Overhead Power Line

Note: Improvements shown by apparent lines of possession, without sufficient positive monumentation found.

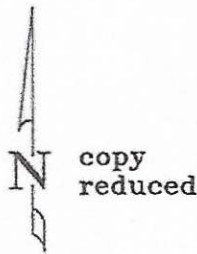


LOT SIZE = 13,350 SQFT  
 ZONING = R1-9  
 TAX SCHEDULE #: 7423404005  
 EXISTING HOME = 1,474 SF  
 EXISTING SHED = 325 SF  
 PROPOSED FRONT ENTRY = 249 SF  
 PROPOSED CARPORT = 270 SF  
 PROPOSED NEW LOT COVERAGE = 2,318 SF  
 PERCENTAGE OF FRONT YARD SETBACK USED = 18.14%

Note: CARPORT WAS APPROVED IN A PREVIOUS APPLICATION. NON USE REQUEST IS PERTAINING ONLY TO FRONT ENTRY ADDITION.

NOTE: THE NEW CARPORT WILL BE ATTACHED TO THE EXISTING HOUSE AND ROOF CORNER POSTS WILL BE ANCHORED WITH TWO 3/4" WEDGE ANCHORS PER POST TIE 24" DIAMETER, MIN 36" DEEP.

NOTE: MAX BUILDING HEIGHT: 17'-6"



Scale: 1" = 30'

NOTE: "THE FRONT YARD CARPORT REQUEST IS TO ALLOW A 23.9' SETBACK FROM CURB. THERE ARE NO SIDEWALKS." ALSO A 29.9' SETBACK FROM CURB FOR NEW FRONT ENTRY"

## Legal Description

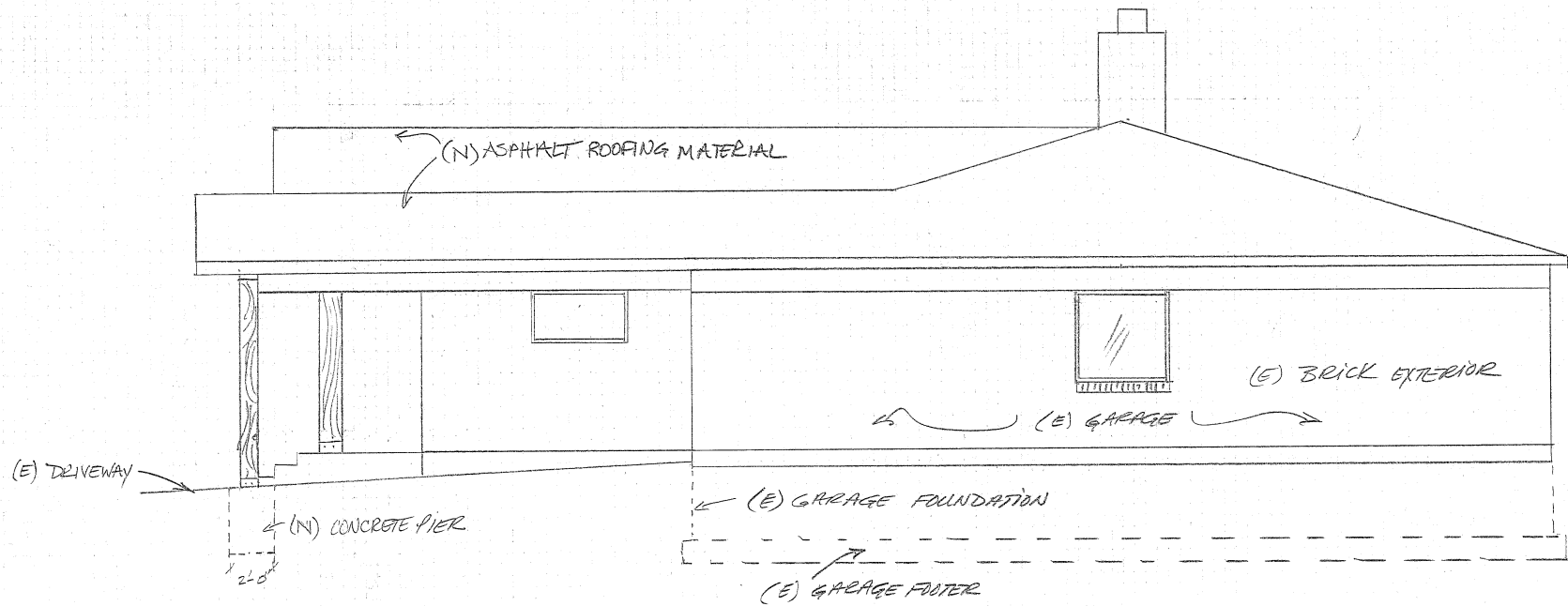
Lot 6, A Replat of Lots 1 through 9 and Parcel D Common Area of Marland Court Subdivision Filing No. 1, County of El Paso, State of Colorado.

FILE# "NVAR-23-0040"

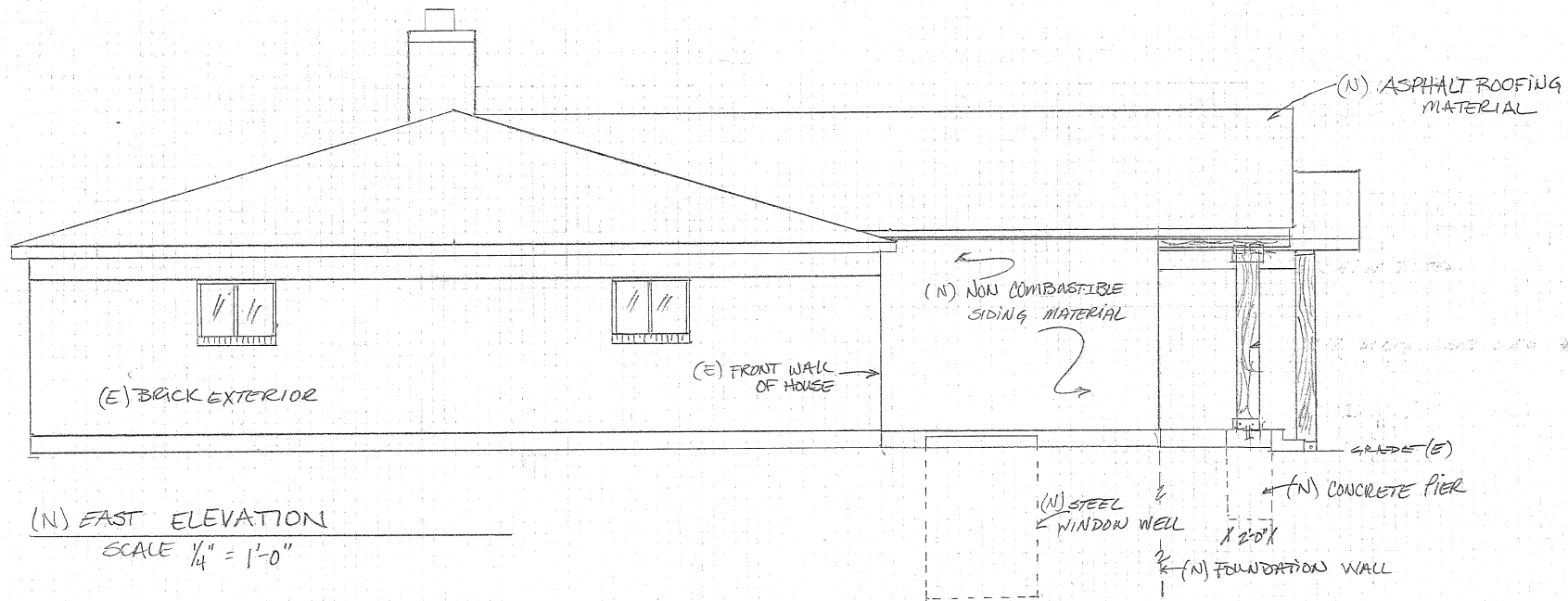
PREPARED BY:

**ALESSI & ASSOCIATES, Inc.**  
 APPRAISERS • ENGINEERS • SURVEYORS  
 2989 Broadmoor Valley Road      Tele. 719/540-8832  
 Colorado Springs, CO 80906      Fax 719/540-2781

PURPORTED STREET ADDRESS:  
**1713 Hercules Drive**  
 \*\*DATE: 9/27/2021  
 \*LENDER/CLIENT: The Fruition Company  
 BORROWER: Uveges, STEPHEN  
 JOB NUMBER: 211474      719.235.2471

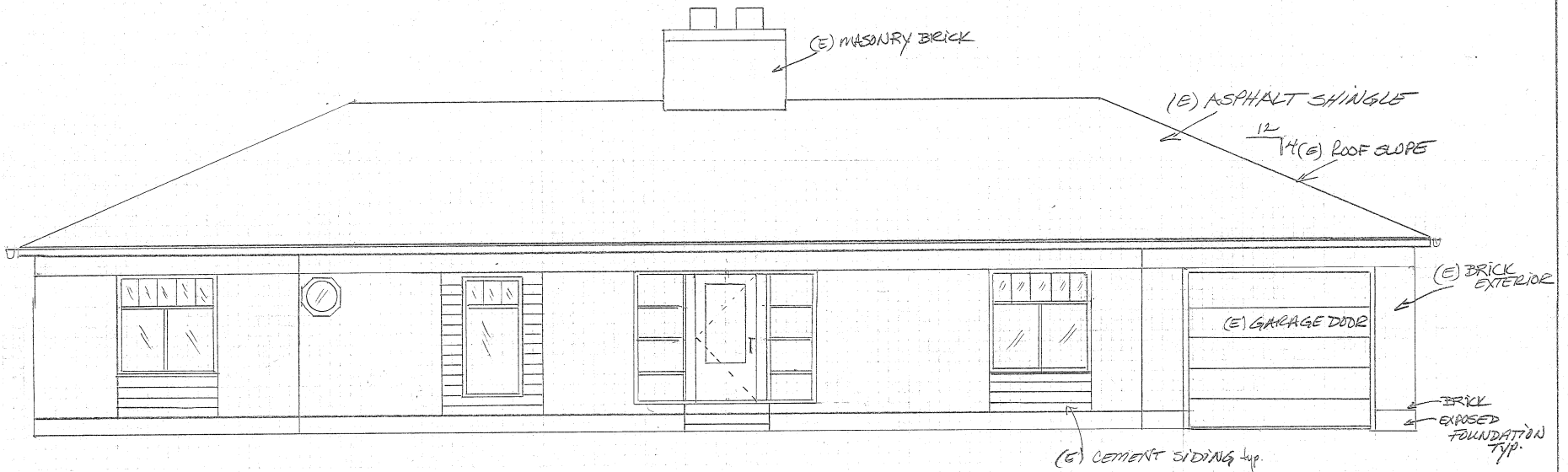


(N) WEST ELEVATION  
SCALE 1/4" = 1'-0"

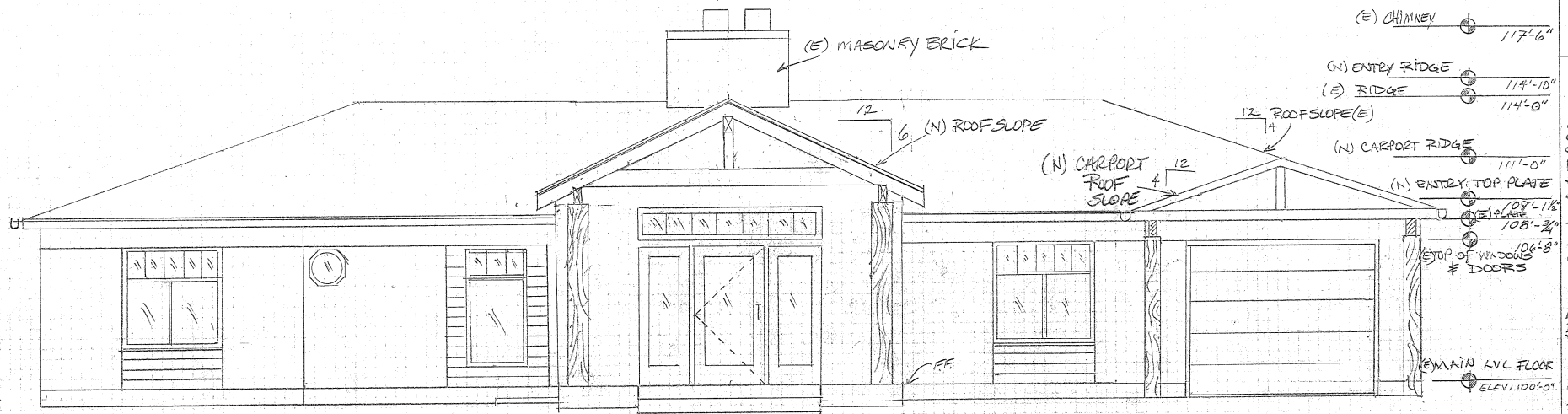


(N) EAST ELEVATION  
SCALE 1/4" = 1'-0"

NEW ADDITION & CARPORT  
STEPHEN & CHRISTINE WEGES  
1713 HERCULES DRIVE  
COLORADO SPRINGS, CO 80905



(E) FRONT ELEVATION OF HOUSE  
SCALE 1/4" = 1'-0"



(N) FRONT ELEVATION OF HOUSE  
SCALE 1/4" = 1'-0"

(N) FRONT ENTRY (N) FRONT ENTRY & CARPORT (N) CARPORT  
(E) EXISTING HOUSE

NEW ADDITION & CARPORT  
STEPHEN & CHRISTINE WEGGES  
1713 HERCULES DRIVE  
COLORADO SPRINGS, CO 80905