



SITE INFO:
ADDRESS:
 5635 MOLLY COURT
LEGAL:
 EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (EXCEPT RIGHT OF WAY EASEMENT FOR ROADS) OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, TOGETHER WITH A RIGHT OF WAY OVER THE EAST 30 FEET OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12.
SITE DATA:
 LOT SIZE = 221063.25 SQFT
 BUILDING FOOTPRINT = (E) BLDG = 2285 SQFT (N) HOUSE = 2290 SQFT COV. PORCH = 80 SQFT SEASONAL PATIO = 371 SQFT TOTAL = 5032 SQFT
 LOT COVERAGE = 2.3%
 ZONING = RR-5
 TAX SCHEDULE # = 621200051
 BUILDING HEIGHT = SEE ELEVATIONS

SITE NOTES:
 1) Topographic information is to be supplied by others. See below for info.
 2) Dashed lines indicate existing contours. Solid lines indicate proposed contours.
 3) Contractor to verify easements.
 4) Contractor to limit cut and fill areas and limit material and vehicle storage to the building areas in order to minimize vegetation and site disturbance.
 5) 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).
 6) Use wattles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
 7) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
 8) Contractor is required to provide positive drainage away from and around structure in all directions as shown.
 9) Any boulder retaining walls shown shall be 48" max high and 48"-60" min apart laterally if (2) or more retaining walls exist. Or retaining walls shall be engineered by a licensed CO soils engineer.
 10) General Contractor, Subcontractors, Suppliers, and Owner(s) shall familiarize themselves & verify all notes, dimensions and information on drawing(s) 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, scales 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
 DRAINAGE SLOPE
 PROPOSED BOLDER RETAINING WALL
 [Symbol] = NATURAL GRADE
 [Symbol] = FINISH GRADE
 NO ROCK OUT CROPPING EXIST AT SITE

SITE TERMS:
ABBREVIATIONS:
 BOW = BOTTOM OF RETAINING WALL
 (E) = EXISTING TO REMAIN
 LL = LOWER LEVEL
 ML = MAIN LEVEL
 (N) = NEW CONSTRUCTION
 (R) = REMOVE
 R.O.W. = RIGHT OF WAY
 SB = SETBACK
 SQ. FT. OR SF = SQUARE FEET
 TOF = TOP OF FOUNDATION
 T.O.W. = TOP OF RETAINING WALL
 UL = UPPER LEVEL
 WO = WALKOUT

REFERENCE INFO:
TOPO INFO: NOT SHOWN
 ROCKY MOUNTAIN LAND SERVICES
 4465 NORTHPARK DRIVE SUITE 303
 COLORADO SPRINGS, CO
 PHONE #: (719) 630-0559
 EMAIL: CLT@RMLS-SURVEY.COM
 PROJECT #: 46009
CLIENT/OWNER INFO:
 JOHN AND RUTHANN WITKOP
 5635 MOLLY COURT
 COLORADO SPRINGS, CO 80908
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REVISIONS

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THE WITKOP RESIDENCE
 5635 MOLLY COURT
 COMPUTER FILE # 25-2560

DRAWN BY: PM

CHECKED BY: LGA
 PLOT 04/27/25 10:47 AM

SITE PLAN
 VICINITY MAP
 SITE NOTES

Sheet #
SP1
 OF 1 Sheets

please show these erosion control measures on the site map itself

for clarity, please label as "footprint of proposed house"

I havent reviewed many Site Maps, so I could not be understanding an industry standard here, but what are you trying to show with these drainage callouts? Are the arrows showing the flow path? If so, the arrows just look like your leader lines (like the arrows pointing to Existing Fence, for example) are pointing to something, not to show a flow path. So recommend making a bolder/thicker arrow to differentiate from other leader lines through this Site Map.