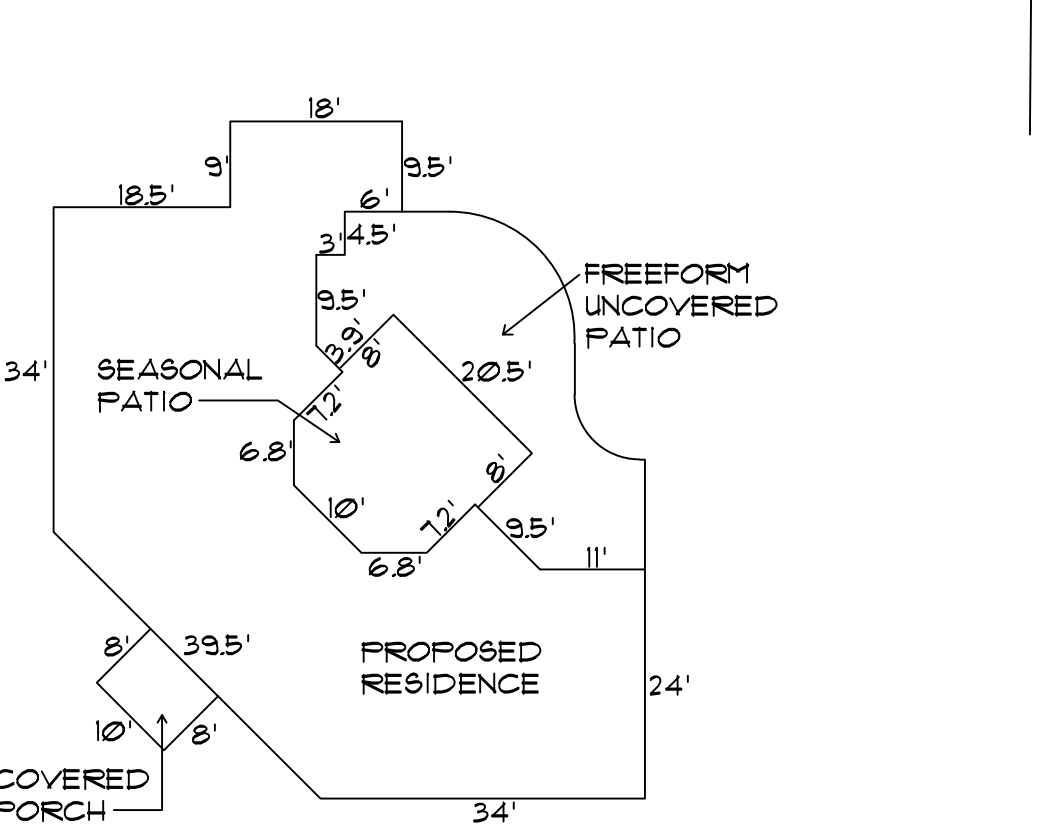
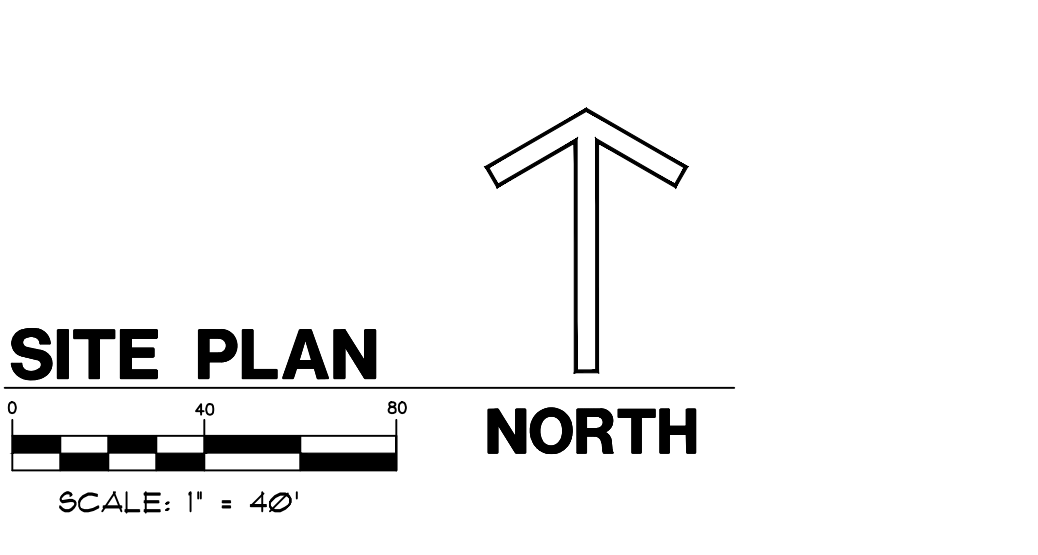


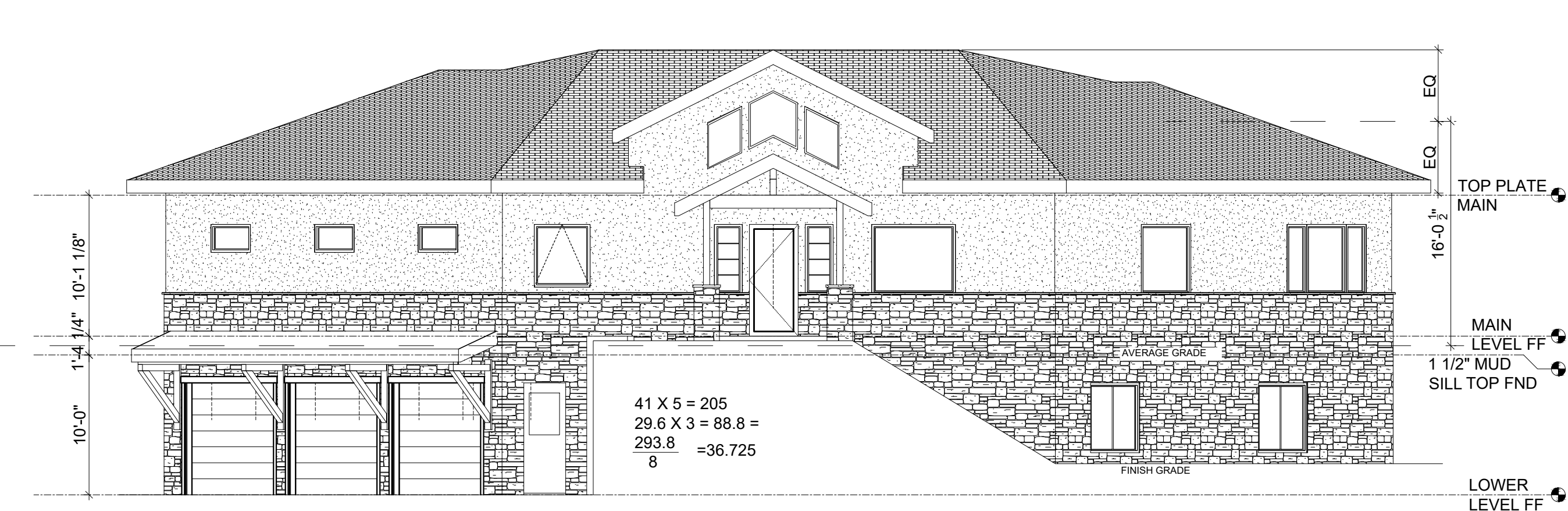
VICINITY MAP
NO SCALE



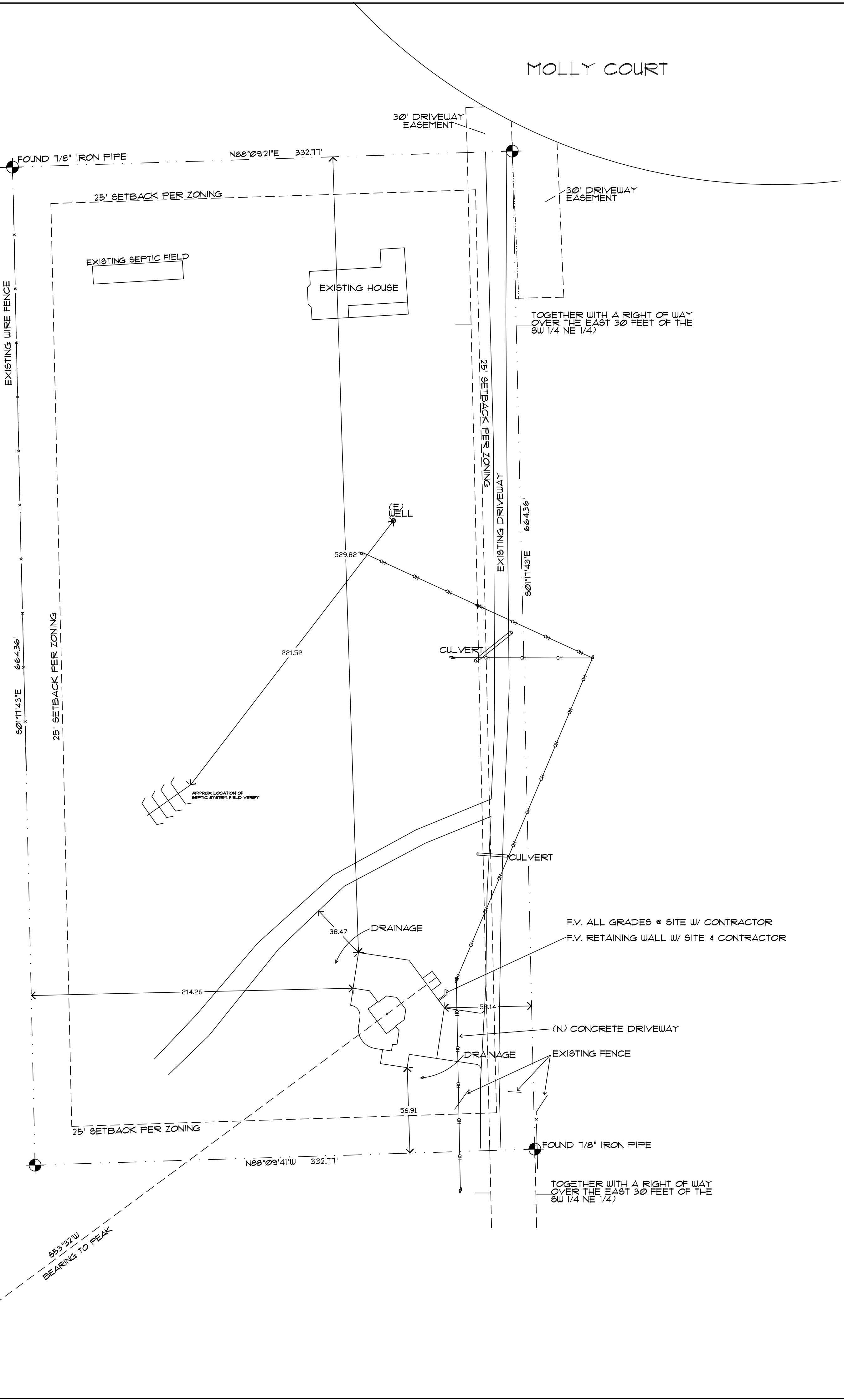
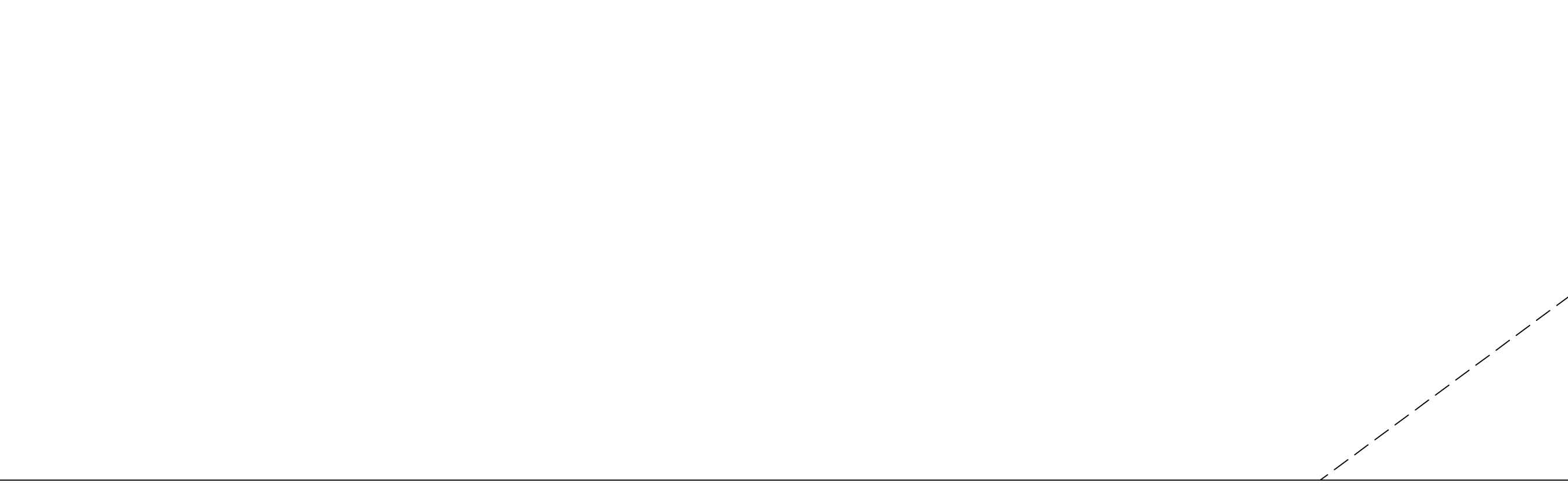
HOUSE FOOTPRINT
NO SCALE



SITE PLAN
SCALE: 1" = 40'



HOUSE FOOTPRINT
NO SCALE



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
- ⊗ = NATURAL GRADE
- ⊙ = 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
 - ROW = RIGHT OF WAY
 - SB = SETBACK
 - SQ. FT. OR SF = SQUARE FEET
 - TOF = TOP OF FOUNDATION
 - TOW = TOW 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
EMAIL(S): JWITKOP@OUTLOOK.COM OR JOHNWITKOP@OUTLOOK.COM

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

DRAWN BY: FM

CHECKED BY: LGA
PLOT 04/27/26 10:47 AM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

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