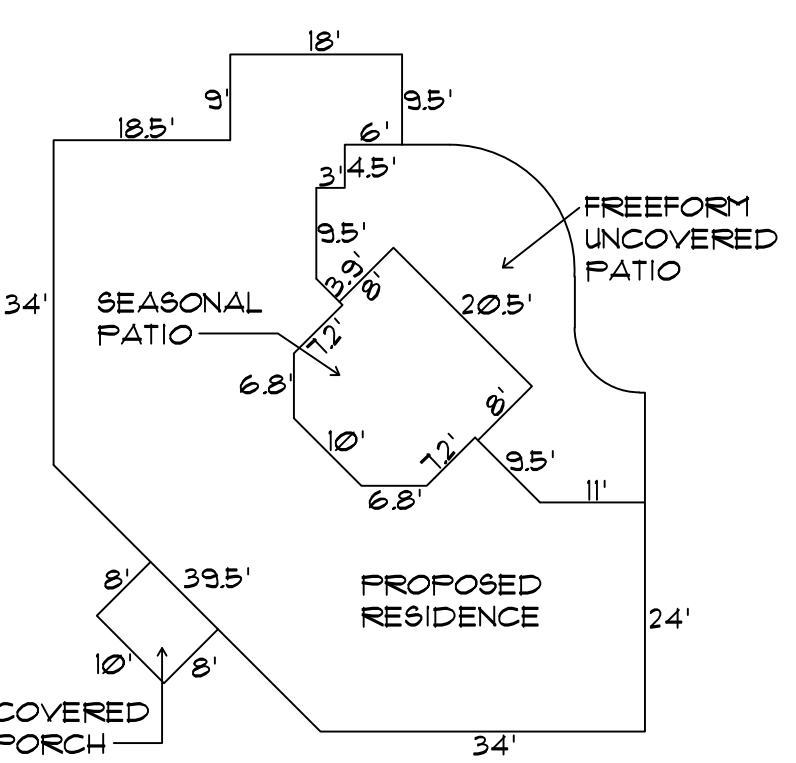
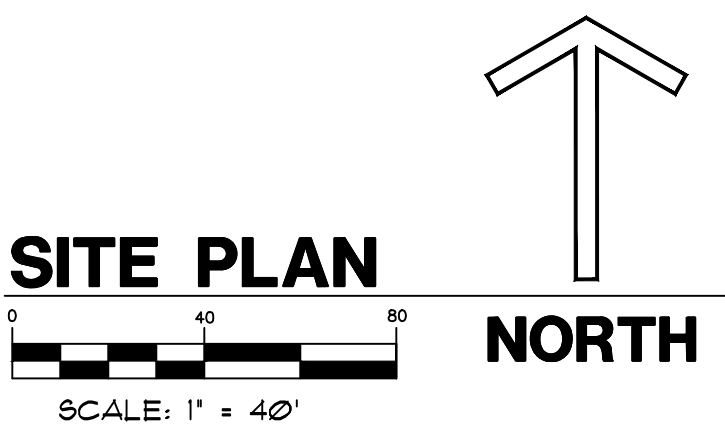


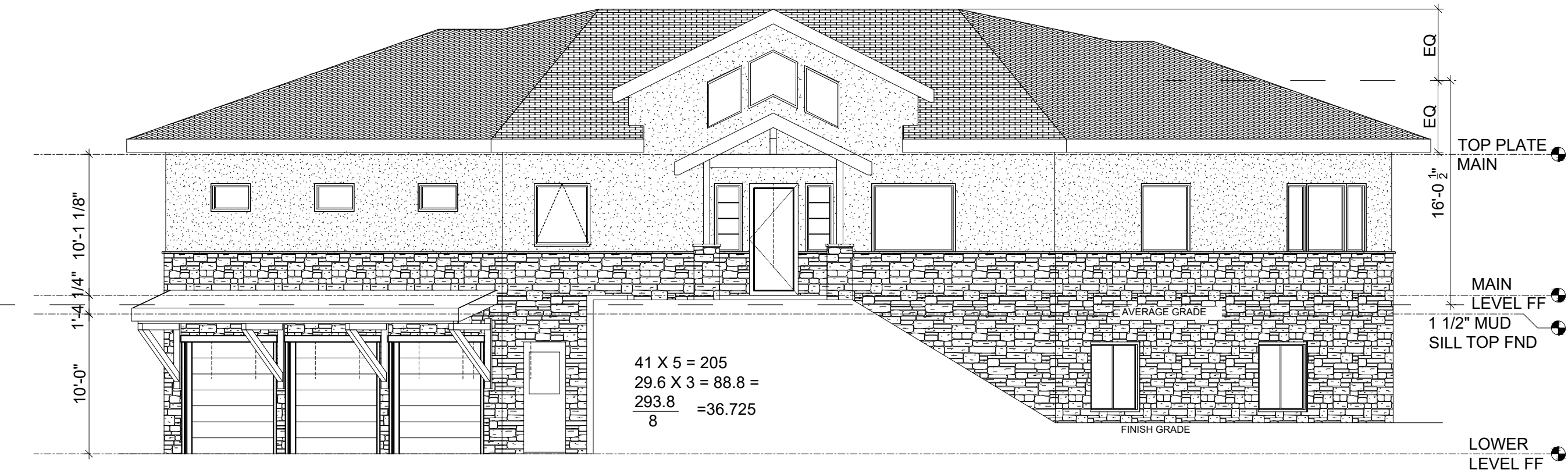
**VICINITY MAP**  
NO SCALE



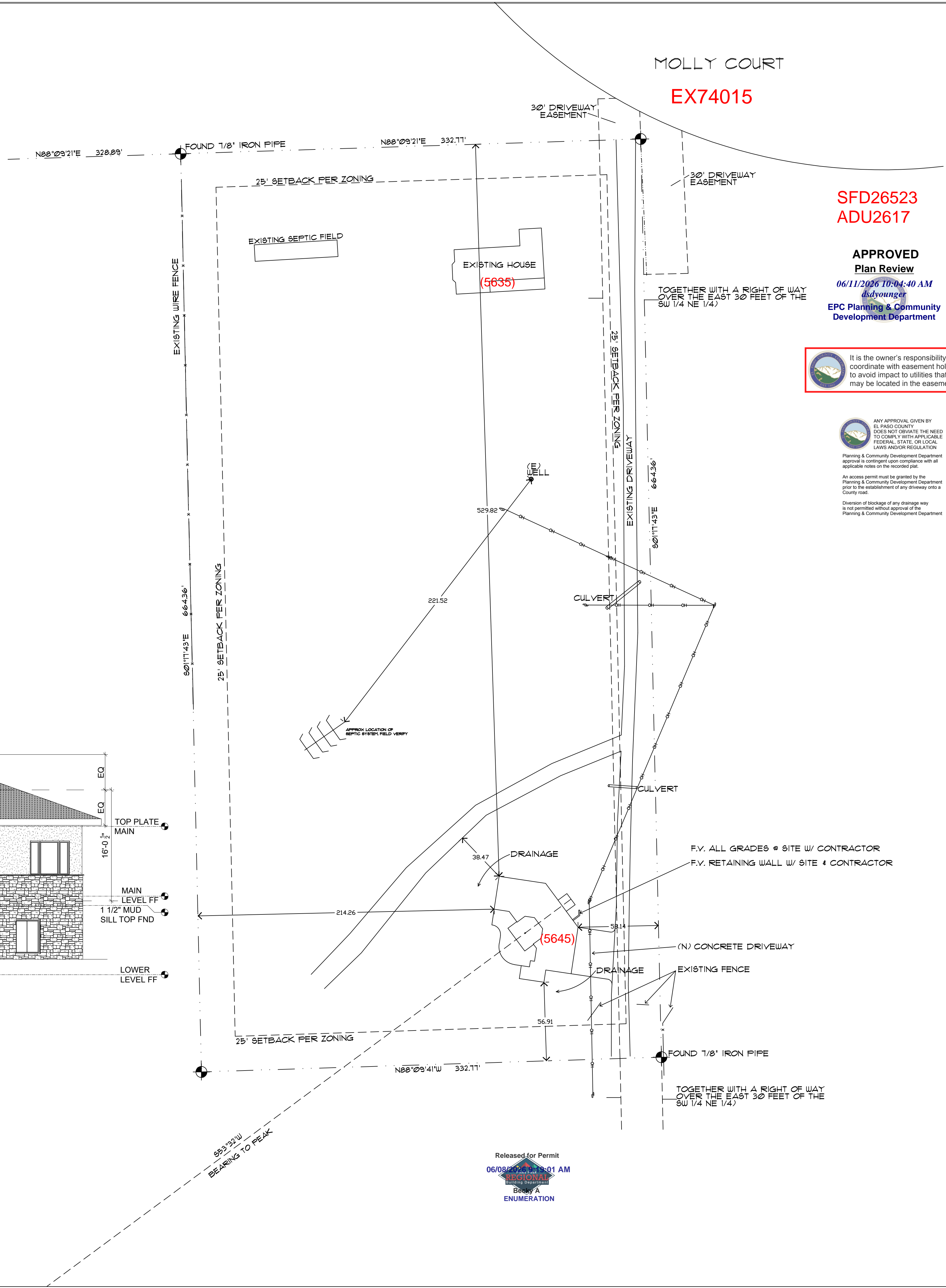
**HOUSE FOOTPRINT**  
NO SCALE



**SITE PLAN**  
SCALE: 1" = 40'



**HOUSE FOOTPRINT**  
NO SCALE



MOLLY COURT  
**EX74015**

**SFD26523**  
**ADU2617**

**APPROVED**  
**Plan Review**  
06/11/2026 10:04:40 AM  
dsyounger  
EPC Planning & Community  
Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Diversion of stockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

**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 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 utilities and sill 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

REVISIONS

**LGA STUDIOS**  
201 E. Las Animas Street Suite 113  
Colorado Springs, CO. 80903  
Phone: (719) 635-0880  
Email: Office@LGAstudios.com  
Website: www.lgastudios.com

**CONTRACTOR**  
**PARAMOUNT HOMES**  
1808 DIAMOND CREEK DRIVE  
COLORADO SPRINGS, CO 80921  
PHONE: (719) 331-4118  
EMAIL: MIKE@PARAMOUNTHOMES.COM

**THE WITKOP RESIDENCE**  
5645 MOLLY COURT  
COMPUTER FILE # 25-2560

DRAWN BY: FM

CHECKED BY: LGA  
PLOT 04/27/26 16:47 AM

SITE PLAN  
VICINITY MAP  
SITE NOTES

Sheet #  
**SP1**  
OF 1 Sheets

Released for Permit  
06/08/2026 10:01 AM  
REGIONAL  
Bobby A  
ENUMERATION

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# RESIDENTIAL



2023 PPRBC  
2021 IECC  
AMENDED

5645

Address: ~~5635~~ MOLLY CT, COLORADO SPRINGS

Parcel: 6212000057

Plan Track #: 212568

Received: 28-Apr-2026 (MELISSAF)

## Description:

### RESIDENCE

Contractor: PARAMOUNT HOMES COMPANY

Type of Unit:

Garage	918	
Lower Level 1	1270	
Lower Level 2	203	
Main Level	2290	
	4681	Total Square Feet

## Required PPRBD Departments (6)

**Enumeration**  
Released for Permit  
06/08/2026 9:14:40 AM  
  
Becky A  
**ENUMERATION**

**Floodplain**  
  
(N/A) RBD GIS

**Construction**  
Released for Permit  
06/08/2026 10:26:48 AM  
  
shelley  
**CONSTRUCTION**

**Electrical**  
Released for Permit  
05/18/2026 6:57:55 AM  
  
Bertha  
**ELECTRICAL**

**Mechanical**  
Released for Permit  
05/12/2026 9:46:59 AM  
  
tcrippen  
**MECHANICAL**

**Plumbing**  
Released for Permit  
05/13/2026 3:00:09 PM  
  
shanen  
**PLUMBING**

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.

**Required Outside Departments (2)**

**County Zoning**

**APPROVED**  
**Plan Review**  
*06/11/2026 2:21:54 PM*  
*dsdyounger*  
EPC Planning & Community  
Development Department

**EPC Health Dept**

**APPROVED**  
**05/19/2026 5:52:22 PM**  
El Paso County, CO  
heapablo  
*Public Health*  
**Health Department**