C:\Users\kenny\DC\ACCDocs\B&J Surveying Inc\STRUCTURE CUSTOM BUILDS\Project Files\12180 GOODSON ROAD\12180 GOODSON ROAD.dwg, 6/26/2026 9:12:47 AM, kenny

LOT 4, GUNNERS RIDGE

12180 GOODSON ROAD
COUNTY OF EL PASO, STATE OF COLORADO
PLOT PLAN

LEGAL DESCRIPTION:
LOT 4, GUNNERS RIDGE,
COUNTY OF EL PASO,
STATE OF COLORADO

GENERAL NOTES:
- PLOT PLAN NOT TO BE USED FOR DISTURBANCE PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 04.15.26

SCHEDULE NUMBER: 5214003005

COLORADO LICENSED
HAYLEY YOUNG
52392
PROFESSIONAL ENGINEER

HAYLEY YOUNG, P.E.
6841 SOUTH YOSEMITE STREET,
CENTENNIAL, CO 80112
DATE: 06.26.26

THE DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAINAGE, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL OF DOUGLAS COUNTY AS AMENDED

COLORADO LICENSED
CHRIS MADRID
38299
PROFESSIONAL LAND SURVEYOR

T. CHRIS MADRID, P.L.S.
DATE: 06.26.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

LEGEND

LOWERED FINISH GRADE:
- (XX.X) HOUSE
- [XX.X] PORCH
- (XX.X) GARAGE/CRAWL SPACE
- [XX.X] FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- XX.XX CONCRETE ELEVATION
- [XX.X] GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= X,XXX SF
DRIVE COVERAGE IN FRONT SETBACK= XXX SF
COVERAGE=XX.X %

LOT SIZE=218,304 SF
BLDG. SIZE=3,826 SF
COVERAGE=1.8%
T.O.F. TO TOP OF ROOF=25.0'
AVG. F.G.=22.6
AVG. BLDG. HT.=24.6'



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

LOT DIAGRAM

DETAIL A

DATE: 06.05.26
FILE NAME: CREEKSIDE ACRES.dwg
SCALE: NOTED BELOW
DRAWN BY: MM
CHECKED BY: HY

6841 South Yosemite Street
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

B&J Surveying, Inc.
Specializing in Home Builder Services Since 1985.

REVISIONS:
- MOVED PROPOSED WELL TO STAKE LOCATION PER LOT INV. — MM — DATE: 06.09.26
- DRIVEWAY REVISED — AL — DATE: 06.26.26

LOT 4, GUNNERS RIDGE
PLOT PLAN
PREPARED FOR: GJ GARDNER

SHT 1 OF 1

LEGEND

- Sediment Control Logs
- Silt Fence
- Building Structure
- Stockpile
- Dumpster
- Portable Restroom
- Vehicle Tracking Pad
- Concrete Washout Area