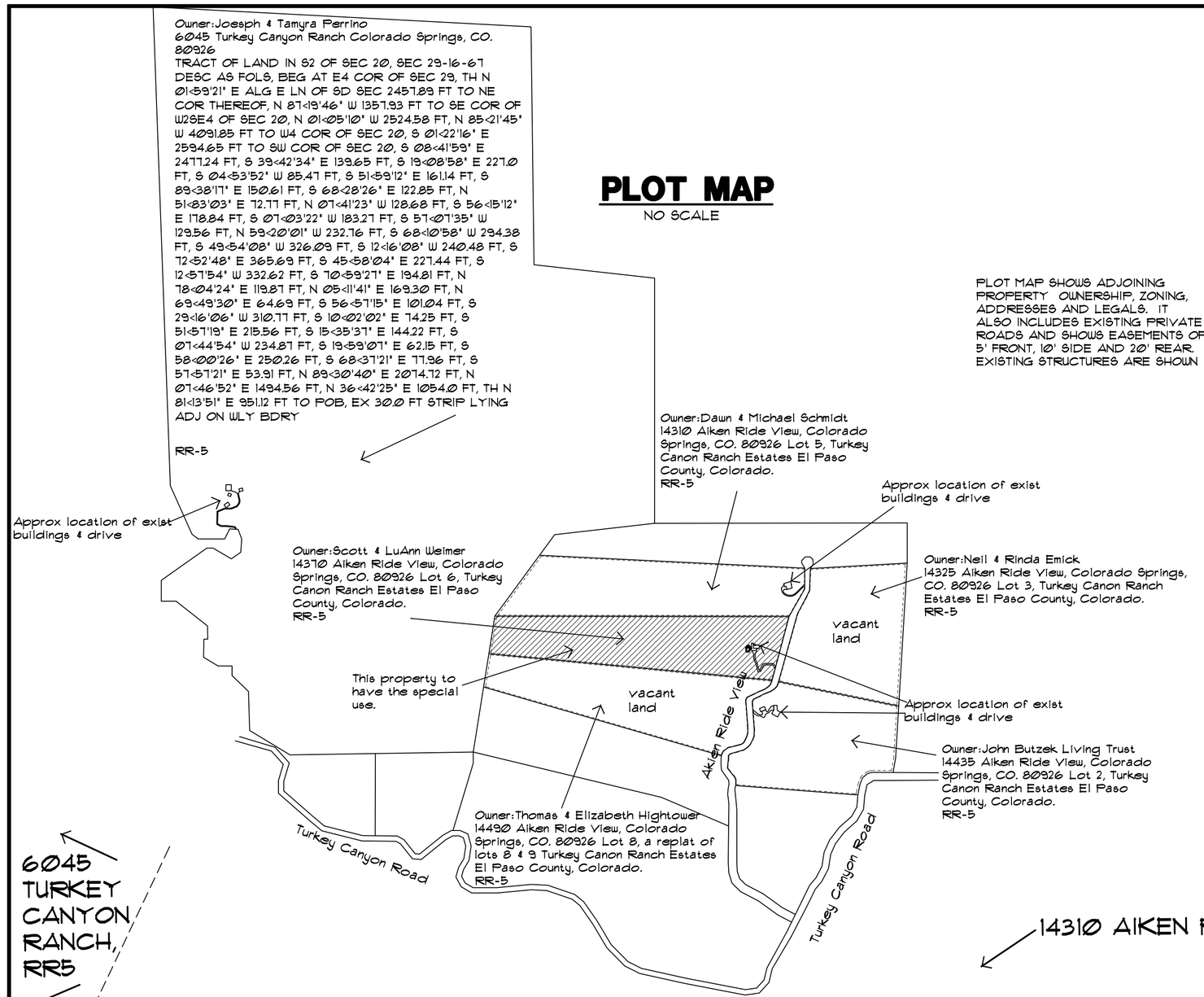
PLOT MAP
NO SCALE



PLOT MAP SHOWS ADJOINING PROPERTY OWNERSHIP, ZONING, ADDRESSES AND LEGALS. IT ALSO INCLUDES EXISTING PRIVATE ROADS AND SHOWS EASEMENTS OF 5' FRONT, 10' SIDE AND 20' REAR. EXISTING STRUCTURES ARE SHOWN

ELEVATION
SCALE: 1/8" = 1'-0"

ADDRESS:
14370 AIKEN RIDE VIEW

LEGAL:
Lot 6, Turkey Canon Ranch Estates
El Paso County, Colorado.

SITE DATA:
Lot Size = 1685,772sq. ft.
Building Footprint = 4991 sq.ft.
Lot Coverage = .3%+/-
Zoning = RR5
Tax Schedule # = 76000-00-181
Building Height = 19'-5 7/16' SEE ELEVATION IN UPPER RLEFT CORNER THIS PAGE.

Existing= 2350 sf
New Addition= 1408 sf
New Garage= 462 sf
New Covered Porch= 111 sf
Total= 1918 s.f.

(N + E) Total Footprint=4331

(N + E) Lot Coverage = .0025

SITE PLAN
0 100 200
SCALE: 1" = 100'
NORTH

6045 TURKEY CANYON RANCH, RR5

14310 AIKEN RIDE VIEW, LOT 5, RR5

14435 AIKEN RIDE VIEW, LOT 2, RR5 (site across street)

S 89°24'42" W 3077.34'

S 07°46'52" W 430.37'

200' EASEMENT
250' SETBACK

2641.49+/- F.V.

PROPERTY IS COVERED IN NATURAL VEGETATION OF THE ROLLING HILLS WITH THE MAJORITY OF THE LOT LEFT NATURAL

THIS AREA TO BE USED FOR STAGING AND TEMPORARY EQUIPMENT AND MATERIAL STORAGE AND SOIL STOCKPILE.

EXISTING DRIVE/PARKING AREAS F.V. AS NEEDED

297.48'(E F.V.+/-) TO REMAIN

318.29' +/- F.V.

20' +/- F.V.

PROPOSED ADDITION 19'-5.5" TALL

EXISTING 2-STORY RESIDENCE TO REMAIN 29'-2" TALL

228.59'(E +/- F.V.) TO REMAIN

EXISTING DRIVE F.V. AS NEEDED

327.14' +/- F.V.

286.62' +/- F.V.

ESITING DRIVE TO REMAIN, SHALL ACCESS UP TO NEW DETACHED UNIT

(E) GRAVEL DRIVE TO REMAIN

EXIST CULVERT TO REMAIN AS SIZED PER CDOT

250 SETBACK
100' EASEMENT
60' ROW
EDGE OF ROAD
APPROX

S 13°26'34" W 701.12'
AIKEN RIDE VIEW

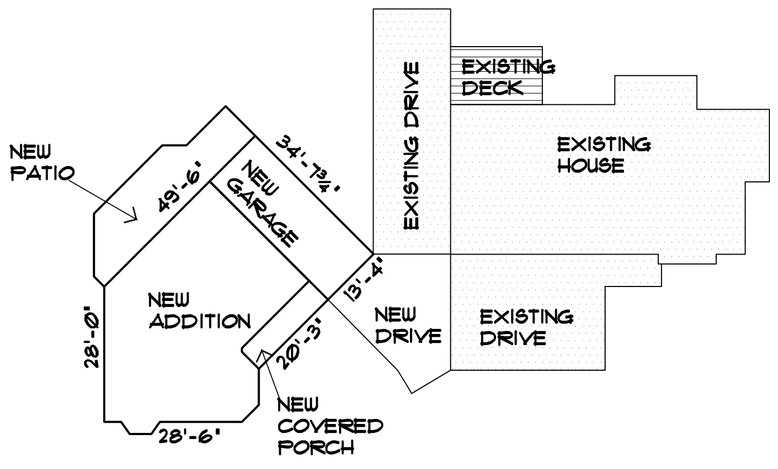
14435 AIKEN RIDE VIEW, LOT 2, RR5 (site across street)

N 85°41'32" W 2980.87'

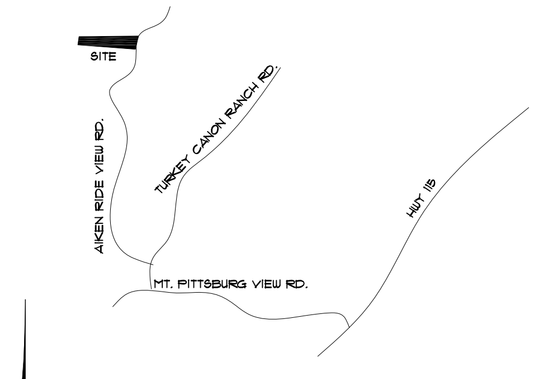
250' SETBACK
100' EASEMENT

14430 AIKEN RIDE VIEW, LOT 7, RR5

NOTE: MAJORITY OF LOT IS TO REMAIN AS IS NO DEVEVOLPMENT PLANNED. SEE ARROWS FOR DRAINAGE PATTERNS WHICH ARE TO REMAIN AS IS.



BUILDING FOOTPRINT
NO SCALE



VICINITY MAP
NO SCALE

NOTES:
1) Topographic information supplied by others as needed.
2) Contractor to verify easements.
3) Contractor to limit cut and fill areas and limit material and vehicle storage to the building area to minimize vegetation disturbance.
4) Final landscaping to be determined by the contractor/ owner. It shall minimize impact to the site. All landscaping to be completed by contractor/owner.
5) Use wattles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control.
6) Contractor is required to provide positive drainage away from and around structure in all directions and not onto adjoining properties.
7) Earth materials are not to be stockpiles on streets or sidewalks, but on site staging areas as shown.

NOTE: THE ADDITION IS TO BE BUILT AT ONE TIME AFTER PERMIT IS PULLED NO STAGES ARE PLANNED. THERE IS ONLY ONE (1) PROPOSED STRUCTURE TO BE BUILT AND THAT IS THE ADDITION

LEGEND:
NO ROCK OUT CROPING
EXIST AT SITE

TERMS:
TOW=TOP OF RETAINING WALL
BOW=BOTTOM OF RETAINING WALL
TOF=TOP OF FOUNDATION
ML=MAIN LEVEL

REFERENCE INFO:

Authorized Representative:
LGA Studios
201 E. Las Animas Street Suite 113
COLORADO SPRINGS, CO. 80903
PHONE * 719.635.0880
EMAIL: dawns@lgastudios.com

PETITIONER/OWNER INFO:
Scott & LuAnn Weimer
14370 Aiken Ride View
COLORADO SPRINGS, CO. 80926
PHONE * 910.551.7370
EMAIL: scott.weimer@live.com

PER MINERAL RIGHTS CERTIFICATION THERE WAS NOT A MINERAL ESTATE OWNER ON THIS PROPERTY SEE SEPARATE SIGNED ATTACHMENT

R 118445
ADD20397
PLAT 8768
ZONE RR-5
DIST 3

REVISIONS
8.3120-ZONING

GENERAL CONTRACTOR, SUB-CONTRACTORS, SUPPLIERS AND OWNER SHALL TAKE UNDUE STARTING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL OTHERS OF ANY DISCREPANCIES. ALL DRAWING INTERPRETATIONS, DIMENSIONS, NOTES, DETAILS AND OTHER DATA, IN QUESTIONS, SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING. FAILURE TO DO SO SHALL RELIEVE THE DESIGNER OF ANY RESPONSIBILITY FOR THE CORRECTNESS OF ANY RESULTING, DEFICIENT OR INCORRECT WORK.
DESIGNERS SHALL NOT BE RESPONSIBLE FOR PLUMBING, ELECTRICAL OR MECHANICAL SYSTEM DESIGN EXCEPT AS SPECIFICALLY AGREED TO IN WRITING.
CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. DO NOT SCALE DRAWINGS.
ALL MANUFACTURED PRODUCTS SHALL BE INSTALLED / USED PER THE SPECIFIC LATEST EDITION OR MOST RECENT PUBLISHED INSTRUCTIONS.
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CONTRACTOR
PALACE HOMES
2218 W COLORADO AVE #110
COLORADO SPRINGS, CO. 80904
PHONE 719-632-6835

THE WEIMER ADDITION
14370 AIKEN RIDE VIEW
COMPUTER FILE # 18-1626

DRAWN BY: LGA

CHECKED BY: LGA

PLOT 01/07/19

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1