

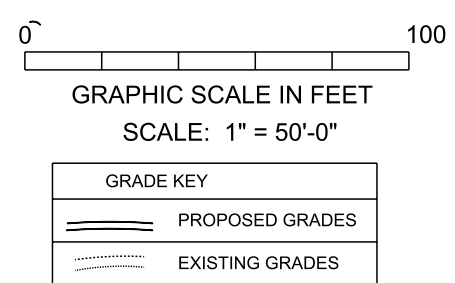
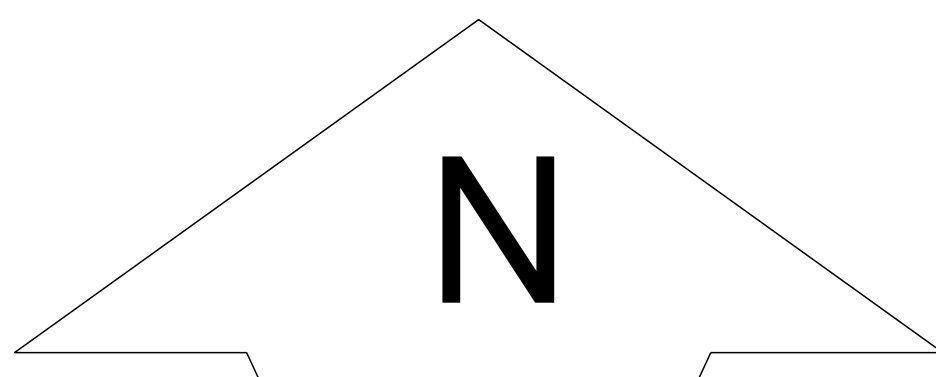
PROPERTY LINE
N90°00'00"E 1,420.37'

LOT 1
1,004,189 SQ. FT.
23.0530 (ACRES)

PROPOSED SINGLE FAMILY RESIDENCE
36"0" ABOVE AVG GRADE
12172 GOODSON RD.

PROPERTY LINE
S89°06'07"W 645.07' (M)
S89°06'22"W 645.05' (M)

LOTS 13 ARMONIA RANCH



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	23°07'41"	400.23'	161.56'	S79°19'38"E	160.46'
C2	22°14'22"	397.96'	154.47'	S56°41'32"E	153.50'
C3	13°41'16"	63.76'	15.23'	N34°38'09"E	15.20'
C4	130°19'07"	60.00'	136.47'	S87°17'50"E	108.90'
C5	39°56'36"	60.00'	41.83'	S42°06'34"E	40.99'
C6	5°44'00"	363.03'	36.33'	S64°56'52"E	36.31'
C7	23°07'41"	365.22'	147.43'	S79°19'37"E	146.43'
C8	17°42'56"	360.00'	111.31'	N08°51'28"E	110.87'
C9	18°11'38"	240.00'	76.21'	N08°37'07"E	75.89'

UNPLATTED RECEPTION NO 222036539*

PROPERTY LINE

UNPLATTED*

Site Plan
SCALE: 1" = 50'-0"

OWNER NAME: ANDREW MAXWELL MAKINGS & EMILIE ANN MAKINGS
APPLICANT NAME: NIGHTHAWK DESIGN
PROPERTY ADDRESS: 12172 GOODSON RD.
PROPERTY TAX SCHEDULE NUMBER: 524000014
CURRENT ZONING OF PROPERTY: RR-5

EXISTING PARCEL INFORMATION
PARCEL NUMBER: 524000014
LEGAL DESCRIPTION:
TR IN THE NE4 SEC 14 T24S R56E S24E FOLS G BEG AT THE E4 COR OF SD SEC 14 ALG THE W ROW LN OF GOODSON RD. TH WITH THE S LN OF THE NE4 SEC 14 T24S R56E S24E 409.19 FT. TH ALG THE ARC OF AN ON TANG CUR TO THE R HAVING A RAD OF 435.00 FT. A CIA OF 22-07-49. DIST OF 168.02 FT. WHICH CHORD BEARS N56-41-15W. ARC DIST OF 166.97 FT. TH N45-37-21W 16.45 FT. TH S44-22-39W 149.99 FT. TH ALG THE S LN OF NE4 SEC 14 T24S R56E S24E 409.19 FT. TH N89-06-22W 754.91 FT. TH N00-28-41W 1309.24 FT. TH N89-31-24E 465.80 FT. TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 300.00 FT. A CIA OF 39-42-22. DIST OF 235.62 FT. WHICH CHORD BEARS S70-37-25E. ARC DIST OF 233.93 FT. TH ALG THE ARC OF A REVERSE CUR TO THE L HAVING A RAD OF 600.00 FT. A CIA OF 39-42-22. DIST OF 416.80 FT. WHICH CHORD BEARS S70-37-25E. ARC DIST OF 407.53 FT. TH N89-31-24E 353.93 FT. TH TO THE E LN OF SD NE4 OF SD SEC 14 AND W ROW LN OF GOODSON RD. TH S00-04-11E 1092.07 FT TO THE POB AKA PARCEL 1 LSP REC. NO. 222800039 RR-5 ZONE

NEW PARCEL INFORMATION
PARCEL NUMBER: NOT YET ASSIGNED
LEGAL DESCRIPTION:
A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 219050325 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE. BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 55 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARING:
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND ARE ASSUMED TO BEAR S00°28'41"E. MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 2" ALUMINUM CAP STAMPED: "NVC INC. RLS 17665, 511 512 14 8 13, 1988". MONUMENTED ON THE SOUTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED: "NVC INC. RLS 17665, 511 512 14 8 13, 1988". MONUMENTED ON THE WEST END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED: "NVC INC. RLS 17665, 14, 14, S14, S13, 1988, 1128 RB9W".

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 14 AND BEING A POINT ON THE WEST RIGHT OF WAY LINE OF GOODSON ROAD.
THENCE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, S89°06'22"W, A DISTANCE OF 409.14 FEET TO THE SOUTHEAST CORNER OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 207039933 AND BEING A POINT OF NON-TANGENT CURVE TO THE RIGHT;
THENCE DEPARTING SAID SOUTH LINE AND WITH THE NORTH LINE OF SAID SPECIAL WARRANTY DEED AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 22°14'22" A DISTANCE OF 168.02 FEET, A CHORD BEARING OF N6°41'15" W WITH A CHORD DISTANCE OF 166.97 FEET;
THENCE CONTINUING WITH SAID NORTH LINE OF SPECIAL WARRANTY DEED, N45°37'21" W, A DISTANCE OF 16.45 FEET;
THENCE S44°22'39" W, A DISTANCE OF 149.99 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;
THENCE WITH SAID SOUTH LINE, S89°06'22" W, A DISTANCE OF 754.91 FEET;
THENCE DEPARTING SAID SOUTH LINE, N00°28'41" W, A DISTANCE OF 1309.24 FEET;
THENCE N89°31'24" E, A DISTANCE OF 465.80 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 39°42'22", A DISTANCE OF 235.62 FEET, A CHORD BEARING OF S70°37'25" E WITH A CHORD DISTANCE OF 233.93 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
THENCE ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 39°42'22", A DISTANCE OF 416.80 FEET, A CHORD BEARING OF S70°37'25" E WITH A CHORD DISTANCE OF 407.53 FEET;
THENCE N89°31'24" E, A DISTANCE OF 353.93 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 14 AND BEING A POINT ON THE WEST RIGHT OF WAY LINE OF GOODSON ROAD;
THENCE WITH SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, S00°28'41"E, A DISTANCE OF 1092.07 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY BRIAN J. DENNIS WITH GALLOWAY & CO., SURVEY DATED DECEMBER 3, 2021 AND JOB NO. SLV000012.

RR-5 ZONE
LOT COVERAGE
IMPERVIOUS AREA CALCULATION
TOTAL LOT AREA: 1,004,189 SQ. FT.
23.053 (ACRES)
12' WIDE GRAVEL EXISTING DRIVEWAY: 11,374.7 SQ. FT.
12' WIDE GRAVEL PROPOSED DRIVEWAY: 8,859.9 SQ. FT.
PROPOSED SLAB ON GRADE DRIVEWAY: 5,317.8 SQ. FT.
EXISTING BARN AREA: 4,887.1 SQ. FT.
PROPOSED STA. 2,084 SQ. FT.
FRONT COVERED PATIO/ENTRY SIDEWALK 341.6 SQ. FT.
TOTAL DISTURBED AREA 37,345.1 SQ. FT.
37,345.1 SQ. FT. DISTURBED AREA
1,004,188.88 SQ. FT. (TOTAL LOT AREA) = 0.0371892258147463 x 100 = 3.71%
INFORMATION PROVIDED BASED ON INFORMATION GATHERED ON SITE.
COORDINATE DATA, GEOLOCATION POINT, DIVISION OF WATER RESOURCES
WELL PERMIT NUMBER & FINAL PLAT: GUNNERS RIDGE 15230
(PL. No. M5230)

CODE INFORMATION:

2023	Pikes Peak Regional Building Code (2023 PPRBC)
2021	International Residential Code (2021 IRC)*
2021	International Energy Conservation Code* (IECC)
2021	International Mechanical Code*
2021	International Fuel Gas Code*
2018	International Plumbing Code** (IPC)
2020	National Electric Code**
*	As amended by 2017 PPRBC
**	Or the latest edition adopted by the State of Colorado

STRUCTURAL DESIGN LOADS:

	Live Load	Dead Load	Total Load
Floor	40 psf	16 psf	56 psf
Roof	40 psf	16 psf	56 psf
Wind	130 Vult - Exposure 'C'		
Deck	60 psf	12 psf	70 psf
Deck Ledger	72 x 1.2 = 87½ psf		

Nighthawk Design
a Hawk Companies, Inc. Business
2609 N. Chelton Rd., Colorado Springs, Colorado 80909
Rod Wiebe Christopher Wiebe Dennis Asher
719.477.9460 (office) hawkcompanies@gmail.com 719.439.9294 (cell)

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ABD

HOMEOWNER

THE MAKINGS RESIDENCE
Owner Name: ANDREW MAXWELL MAKINGS & EMILIE ANN MAKINGS
Location: 12172 GOODSON RD
Mailing Address: 13555 PINERY DRIVE COLORADO SPRINGS CO 80909
TR IN THE NE4 SEC 14 T24S R56E S24E FOLS G BEG AT THE E4 COR OF SD SEC 14 ALG THE W ROW LN OF GOODSON RD. TH WITH THE S LN OF THE NE4 SEC 14 T24S R56E S24E 409.19 FT. TH ALG THE ARC OF AN ON TANG CUR TO THE R HAVING A RAD OF 435.00 FT. A CIA OF 22-07-49. DIST OF 168.02 FT. WHICH CHORD BEARS N56-41-15W. ARC DIST OF 166.97 FT. TH N45-37-21W 16.45 FT. TH S44-22-39W 149.99 FT. TH ALG THE S LN OF NE4 SEC 14 T24S R56E S24E 409.19 FT. TH N89-06-22W 754.91 FT. TH N00-28-41W 1309.24 FT. TH N89-31-24E 465.80 FT. TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 300.00 FT. A CIA OF 39-42-22. DIST OF 235.62 FT. WHICH CHORD BEARS S70-37-25E. ARC DIST OF 233.93 FT. TH ALG THE ARC OF A REVERSE CUR TO THE L HAVING A RAD OF 600.00 FT. A CIA OF 39-42-22. DIST OF 416.80 FT. WHICH CHORD BEARS S70-37-25E. ARC DIST OF 407.53 FT. TH N89-31-24E 353.93 FT. TH TO THE E LN OF SD NE4 OF SD SEC 14 AND W ROW LN OF GOODSON RD. TH S00-04-11E 1092.07 FT TO THE POB AKA PARCEL 1 LSP REC. NO. 222800039 RR-5 ZONE

REVISION DATE

Preliminary	
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