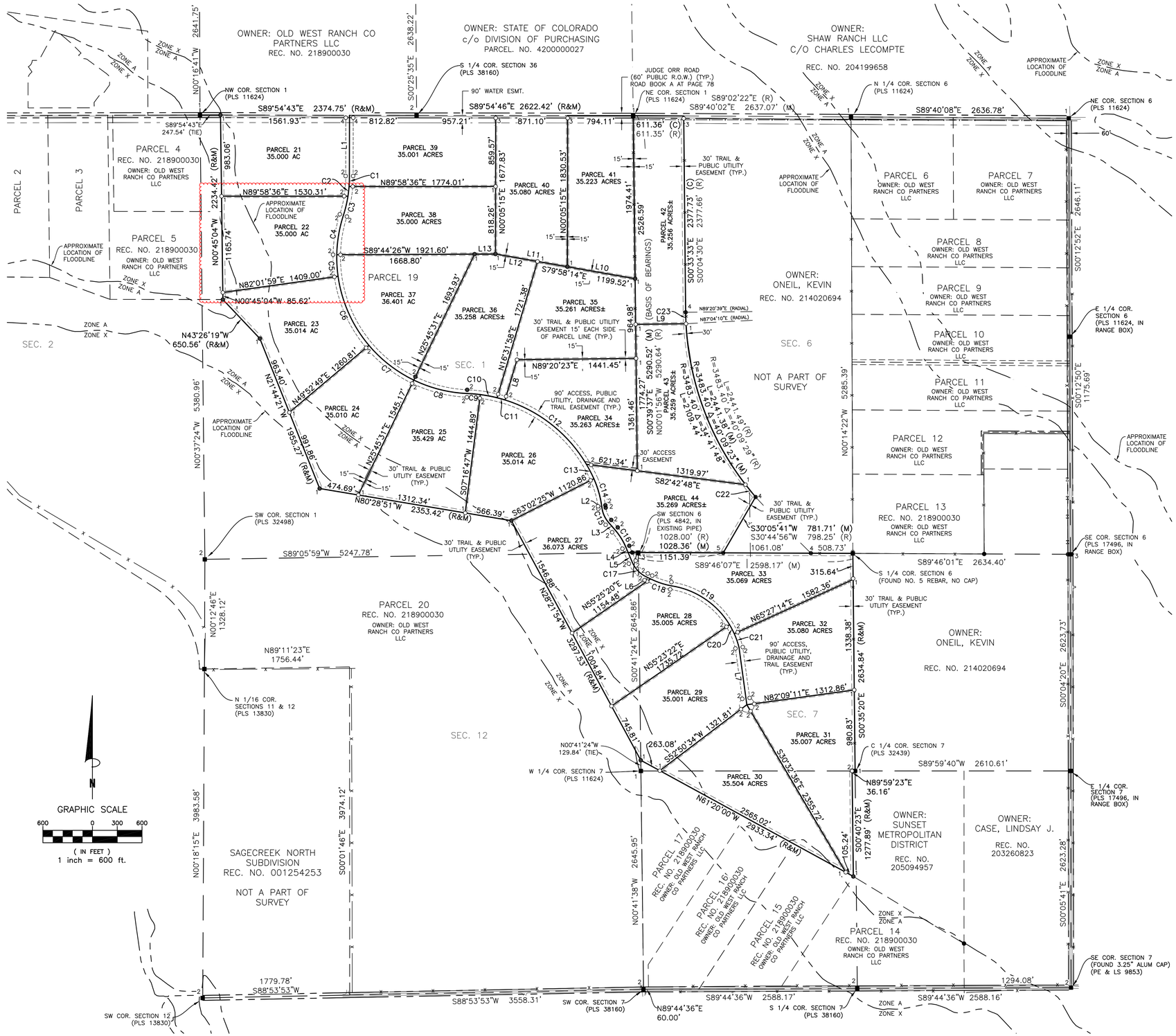


LEGEND:

■ FOUND MONUMENT (ALIQUOT)

(1) FOUND NO. 6 REBAR W/ 2" ALUM CAP FLUSH WITH GRADE (STAMPED AS NOTED)

(2) FOUND NO. 6 REBAR W 2-1/2" ALUM CAP FLUSH WITH GRADE (STAMPED AS NOTED)

(3) FOUND NO. 6 REBAR W 3-1/2" ALUM CAP FLUSH WITH GRADE (STAMPED AS NOTED)

● FOUND MONUMENT

(1) FOUND NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 FLUSH WITH GRADE

(2) FOUND NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 (45 FOOT WITNESS CORNER) FLUSH WITH GRADE

(3) FOUND NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 (30 FOOT WITNESS CORNER) FLUSH WITH GRADE

(4) FOUND NO. 5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP PLS 30130 FLUSH WITH GRADE

(5) FOUND NO. 5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP PLS 16116 FLUSH WITH GRADE

○ SET MONUMENT

(1) SET NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 FLUSH WITH GRADE

(2) SET NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 (45 FOOT WITNESS CORNER) FLUSH WITH GRADE

(3) SET NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 (30 FOOT WITNESS CORNER) FLUSH WITH GRADE

(4) SET NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 (45x30 FOOT WITNESS CORNER) FLUSH WITH GRADE

(M) MEASURED DISTANCE OR BEARING

(R) RECORDED DISTANCE OR BEARING

—— x —— x —— BARB WIRE FENCE

—H—H—H—H—H— SPLIT RAIL FENCE

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S00°05'15"W	735.91'
L2	S07°52'46"E	30.22'
L3	S41°01'46"E	119.49'
L4	N23°06'16"W	68.69'
L5	S23°06'16"E	127.59'
L6	S64°02'25"E	59.37'
L7	S07°46'12"E	696.34'
L8	S16°31'58"W	507.79'
L9	S89°20'23"W	609.80'
L10	N79°58'14"W	832.38'
L11	N79°58'14"W	884.38
L12	N79°58'14"W	517.24'
L13	N89°44'26"E	252.80'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	1500.00'	127.19'	4°51'30"	S89°26'56"W
C2	1500.00'	117.75'	4°29'52"	N85°41'34"W
C3	1500.00'	239.82'	9°09'37"	N81°11'42"W
C4	1650.00'	484.63'	16°49'43"	S72°03'35"E
C5	1650.03'	262.44'	9°06'46"	S88°53'19"E
C6	1650.00'	927.76'	32°12'58"	N81°59'54"E
C7	1650.00'	693.05'	24°03'58"	N49°49'29"E
C8	1650.00'	669.09'	23°14'02"	N25°45'31"E
C9	1749.63'	162.07'	5°18'26"	S01°58'23"W
C10	1749.77'	206.25'	6°45'13"	S07°16'44"W
C11	1749.99'	100.02'	3°16'30"	S17°18'26"W
C12	1749.99'	1284.74'	42°03'47"	S17°18'26"W
C13	1749.99'	196.63'	6°26'16"	S59°22'14"W
C14	1202.28'	341.83'	16°17'26"	S65°48'29"W
C15	330.72'	191.18'	33°07'16"	N82°03'30"E
C16	800.00'	250.28'	17°55'30"	S48°58'14"W
C17	350.00'	250.06'	40°56'09"	N66°53'44"E
C18	1000.00'	258.97'	14°50'17"	N25°57'35"E
C19	1000.00'	880.90'	50°28'18"	S08°19'32"W
C20	1000.00'	124.01'	7°06'18"	S58°47'50"W
C21	1000.00'	180.24'	10°19'36"	S65°54'08"W
C22	3483.40'	193.64'	3°11'06"	N49°11'16"E
C23	3483.40'	138.30'	2°16'29"	N87°04'10"E

Clark-Land Surveying, Inc
177 S. Tiffany Dr., Unit 1 ● Pueblo West, CO 81007 ● 719.582.1270
www.clarkls.com

No.	Description	By	Date

Revisions

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

BUCKSKIN RANCH

A PORTION OF SECTIONS 1&12, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
& A PORTION OF SECTIONS 6&7, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

Project No. 190336

Drawn By: AMF
Checked By: SLM

Date: 2/20/2020
Sheet 1 of 1

GENERAL SITE NOTE:

1. THE BUILDER SHALL BECOME FAMILIAR WITH THE PROJECT SITE AND ALL EXISTING SITE CONDITIONS WHICH MIGHT IMPACT THE PROPOSED SCOPE OF WORK PRIOR TO BEGINNING ANY CONSTRUCTION RELATED ACTIVITIES.

2. THE BUILDER SHALL BE RESPONSIBLE FOR VERIFYING EXISTING SITE GRADES AND NATURAL LAND FORMATIONS, EXISTING TREES AND SHRUBBERY AND PROPOSED BUILDING LOCATION. THE BUILDER OR PROPERTY OWNER MAY OBTAIN A LICENSED SURVEYOR FOR THE PURPOSE OF RECORDING ACCURATE SITE CONDITIONS.

3. ALL EASEMENTS, SETBACKS, BUILDING HEIGHTS AND FOOTPRINT REQUIREMENTS SHALL BE VERIFIED BY THE BUILDER PRIOR TO CONSTRUCTION.

4. THE BUILDER SHALL CONFIRM THE LOCATION OF ANY EXISTING UTILITY SERVICES AND METERS AND COORDINATE ANY REQUIRED EXTENSIONS OR NEW UTILITY SERVICES WITH THE UTILITY COMPANIES.

5. THE BUILDER SHALL BE RESPONSIBLE FOR COORDINATING FINAL GRADING AND PAVING OF WALKS, DRIVEWAYS AND PATIOS. FINISHED GRADES SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 10%, OR ONE (1) FOOT PER EVERY TEN (10) FEET.

6. THE BUILDER AND/OR OWNER SHALL DETERMINE AND COORDINATE ALL REQUIRED FINAL LANDSCAPING.

7. THE BUILDER SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.

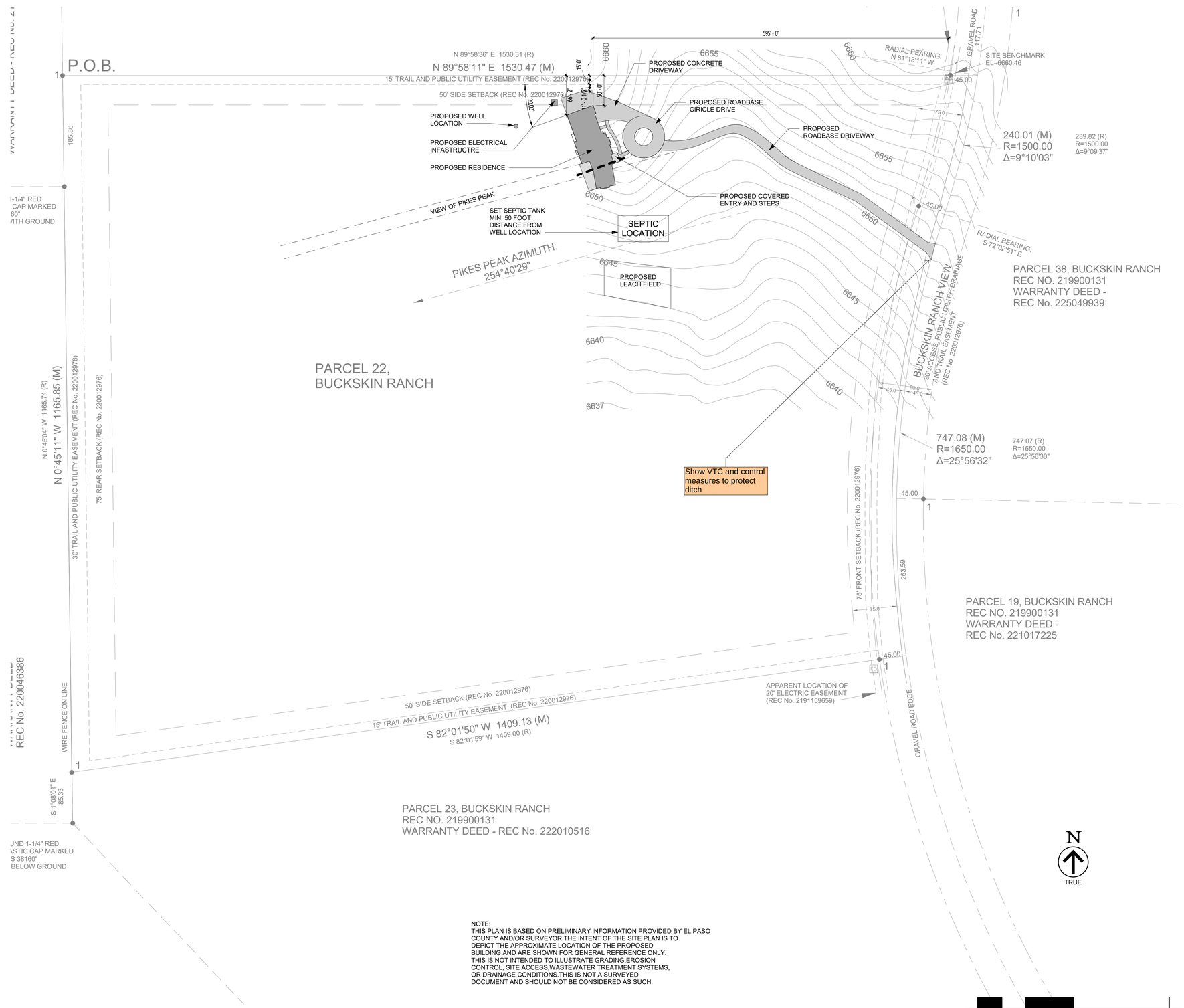
8. ALL RETAINING WALLS GREATER THAN 4'-0" HIGH, TO BE DESIGNED BY A LICENSED COLORADO ENGINEER.

9. ALL CONCRETE FOUNDATION WALLS, PADS, PIERS, AND CONCRETE RETAINING WALLS SHALL BE DESIGNED BY A LICENSED COLORADO PROFESSIONAL ENGINEER.

10. ALL NATIVE VEGETATION IS TO REMAIN AS PRACTICAL.

11. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE CAREFUL CONSIDERA TION TO CONSTRUCTION PRACTICES TO HELP INSURE PROPER CARE OF NATIVE LANDSCAPE.

Please include proposed % impervious



NOTE:
THIS PLAN IS BASED ON PRELIMINARY INFORMATION PROVIDED BY EL PASO COUNTY AND/OR SURVEYOR.THE INTENT OF THE SITE PLAN IS TO DEPICT THE APPROXIMATE LOCATION OF THE PROPOSED BUILDING AND ARE SHOWN FOR GENERAL REFERENCE ONLY. THIS IS NOT INTENDED TO ILLUSTRATE GRADING,EROSION CONTROL, SITE ACCESS,WASTEWATER TREATMENT SYSTEMS, OR DRAINAGE CONDITIONS.THIS IS NOT A SURVEYED DOCUMENT AND SHOULD NOT BE CONSIDERED AS SUCH.

1 G003 ENLARGED SITE PLAN

1" = 80'-0"

SUN MOUNTAIN DESIGN GROUP
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COLORADO SPRINGS, COLORADO 80909
sunmountaindesigngroup.com
Tel. (719) 208-7444

KLEIN RESIDENCE

KLEIN RESIDENCE
8316 BUCKSKIN RANCH VIEW
PEYTON, CO 80831

No.	Date	Issue

Project Architect	SP
Project Designer	SP
Date	04-03-26
Job Number	25-0401
Drawn By	SP
Checked By	Checker
Title	SITE PLAN
Sheet Number	G003

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