

PLOT PLAN

G&D ENTERPRISES RV STORAGE – EL PASO COUNTY, COLORADO

MODULAR BLOCK RETAINING WALL DETAIL:
SCALE: 1"=10'



Letter of Intent indicates 2 full-time residences, site plan only shows one care-takers quarters.

WOOD PRIVACY FENCE NOTE:

THE WOOD PRIVACY FENCE DEPICTED ADJACENT TO TENT SITES 1-7 IS A CONSISTENT HEIGHT OF 5 FEET FROM THE TOP OF THE MODULAR BLOCK WALL. THE HEIGHT OF THE WALL TO THE FLOW LINE OF THE DITCH OR TO THE TOP OF THE BERM VARIES ANYWHERE FROM 1 FOOT TO 3 FEET.

not mentioned anywhere in application

$$\Delta = 01^{\circ}02'10''$$

$$R = 1667.10'$$

$$L = 28.34'$$

$$ChB = N55^{\circ}09'52'' W$$

$$CB = 28.34'$$

See comments on Letter of Intent in regards to signage. Only 1 per street frontage is permitted in the C-2 zoning

Screening not depicted, a wire fence is not 100% opaque, please refer to Section 5.2.37 of the LDC for storage of vehicles. This is also a part of the Letter of Intent and how the applicant is intending to meet the Criteria of Approval.



SCALE: 1" = 50'
JOB NO.: 18384
JULY 8, 2019

PETITIONER:
DANIEL NIEMAN
P.O. BOX 215
10090 W. HIGHWAY 24
GREEN MOUNTAIN FALLS, CO 80819

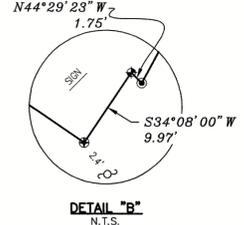
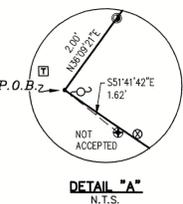
OWNERS OF ALL INTERESTS:
G&D ENTERPRISES CORP.
P.O. BOX 215
10090 W. HIGHWAY 24
GREEN MOUNTAIN FALLS, CO 80819

OWNERS OF MINERAL INTERESTS:
NONE OF RECORD

PREPARER:
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

UNPLATTED
REC. NO. 349199
POLITICAL SUBDIVISION
ZONING R-1
OWNER: CITY OF COLORADO SPRINGS

UNPLATTED
REC. NO. 207037670
SINGLE FAMILY RESIDENCE
ZONING R-1
OWNER: JOHN B. DWANG & KARLEEN M. CHAPMAN-DWANG



LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6th P.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE U.S. HIGHWAY NO. 24, WHENCE THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9 BEARS SOUTH 36 DEGREES 08 MINUTES WEST, 635 FEET;
THENCE SOUTH 55 DEGREES 22 MINUTES EAST ON SAID EASTERLY RIGHT OF WAY LINE, 805.3 FEET; THENCE NORTH 27 DEGREES 31 MINUTES EAST, 722 FEET; THENCE NORTH 55 DEGREES 08 MINUTES WEST, 513.8 FEET; THENCE SOUTH 35 DEGREES 18 MINUTES WEST, 723 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PORTION CONTAINED WITHIN U.S. HIGHWAY 24, COUNTY OF EL PASO, STATE OF COLORADO.
SAID TRACT CONTAINS 9.30 ACRES OF LAND, MORE OR LESS.

MINIMUM SETBACKS:
FRONT – 15'
REAR – 25'
SIDE – 25'

AREA OF LAND DISTURBANCE:
THE TOTAL AREA OF LAND DISTURBANCE INCLUDES THE BLOCK RETAINING WALLS, THE TENT SITES, AND GRAVEL RV STORAGE LOTS, AND ALL TOGETHER EXCEEDS ONE ACRE.

- LEGEND:**
- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
 - FOUND 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 26965 WC"
 - SET 1/2" REBAR (NO CAP)
 - SET 1-1/4" O.D. IRON PIPE
 - FOUND REBAR AND YELLOW CAP STAMPED "RMLS 19625"
 - FOUND 6" DIA. CONCRETE PEDESTAL AND 3-1/4" C.D.O.T BRASS CAP (HWY MARKER)
 - FOUND REBAR AND 2-1/2" ALUMINUM CAP STAMPED "PLS 26965" (1/4 CORNER)
 - WATER VALVE
 - 2.5' CONCRETE SEPTIC LID
 - 4" PVC CLEAN-OUT
 - WATER HOOK-UP
 - SEWER HOOK-UP
 - ELECTRIC HOOK-UP
 - UTILITY POLE
 - GUY WIRE
 - BRACE POLE
 - ELECTRIC METER
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - GAS METER
 - SIGN
 - SETBACK LINE
 - 4" DIA. BOLLARD
 - NUMBERED POST
 - TRASH RECEPTACLE
 - EOA EDGE OF ASPHALT
 - EOG EDGE OF GRAVEL
 - OVERHEAD ELECTRIC LINE
 - OVERHEAD TELEPHONE LINE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WOOD PRIVACY FENCE
 - CONCRETE
 - MODULAR BLOCK WALL (4' MAXIMUM HEIGHT)
 - ROCK WALL (3' OR LESS IN HEIGHT)
 - EXISTING AREA OF LAND DISTURBANCE

PLOT PLAN – PORTION NW1/4 SEC. 9, T13S
R68W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 18384PP3.DWG PAGE 1 OF 1

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