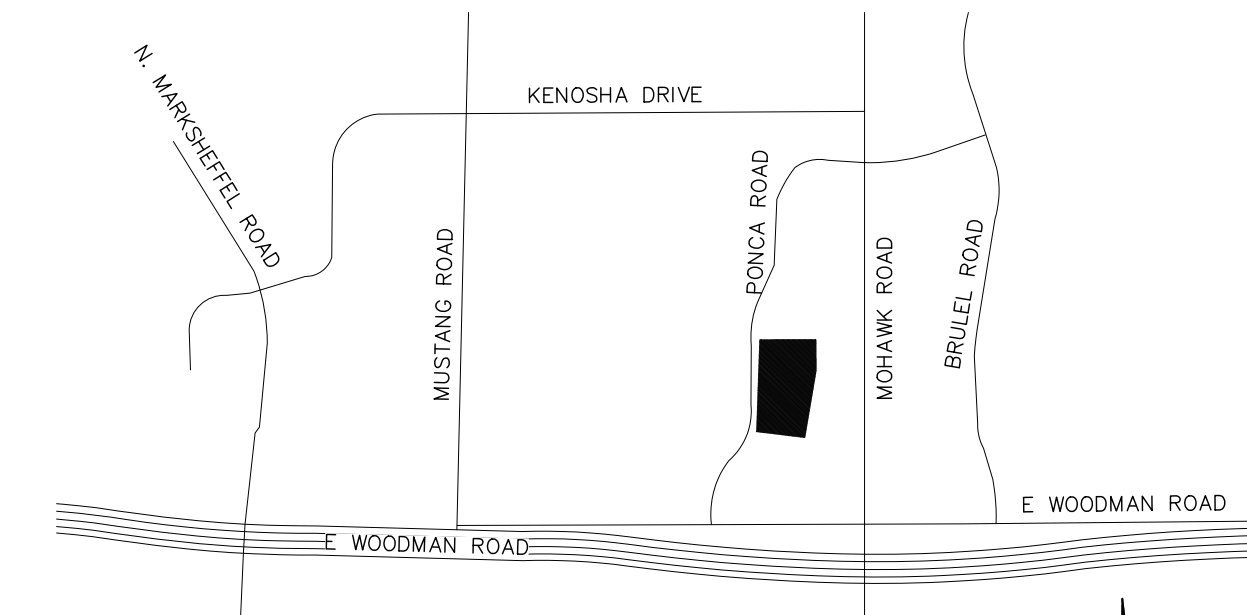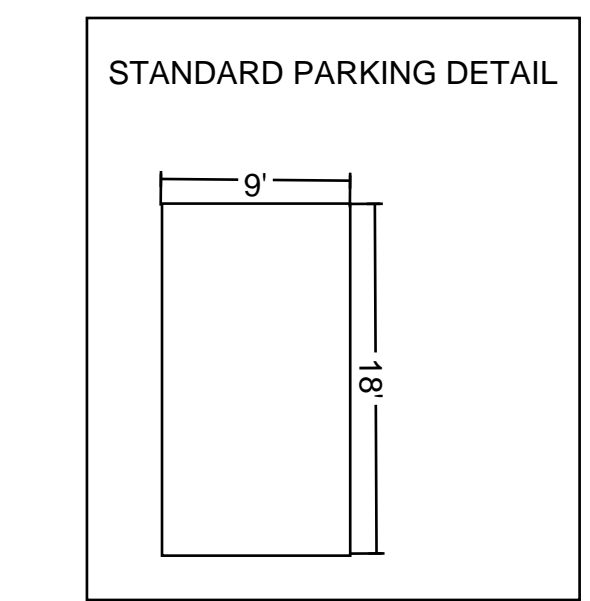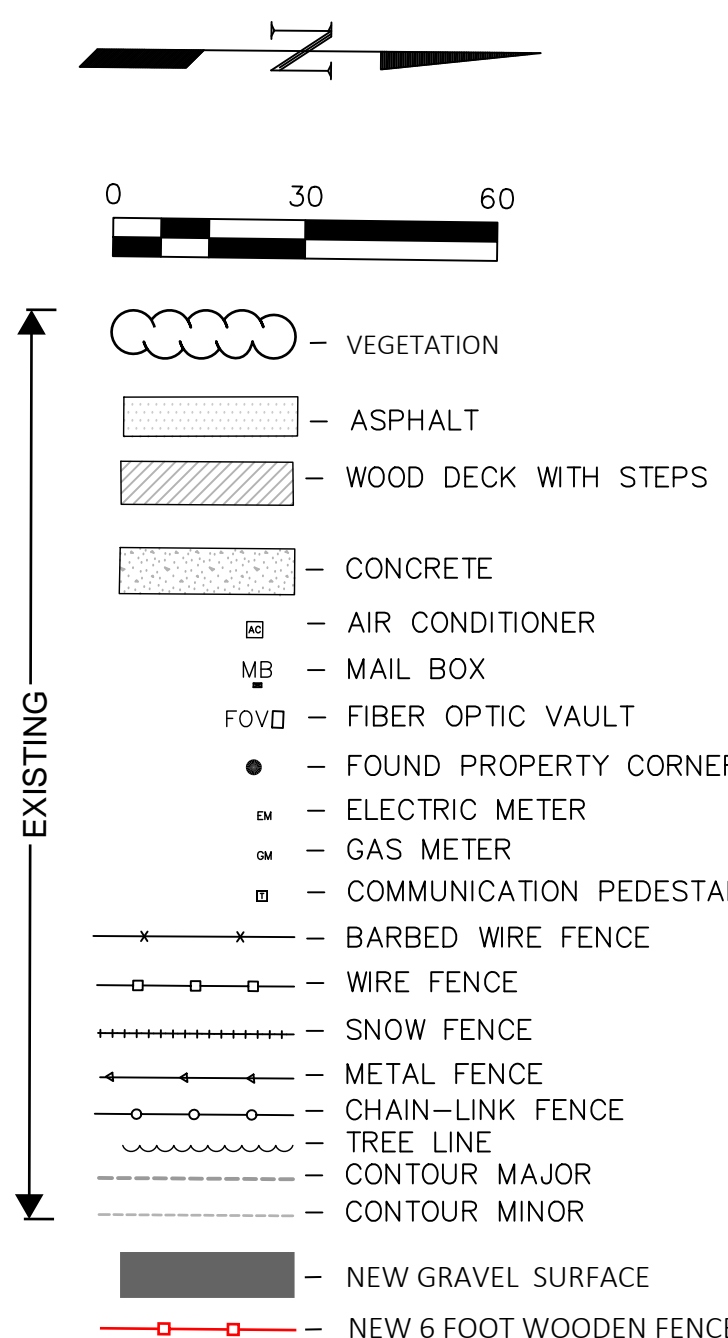# TURF MASTER SITE DEVELOPMENT PLAN

7695 PONCA ROAD,
LOT 6, BLOCK 1, PAWNEE RANCHEROS FILING NO. 1,
IN EL PASO COUNTY, COLORADO

VICINITY MAP

N. MARKSHEFFEL ROAD
MUSTANG ROAD
KENOSHA DRIVE
PONCA ROAD
MOHAWK ROAD
BRUELL ROAD
E. WOODMAN ROAD
E WOODMAN ROAD

NTS

N

7695 PONCA ROAD (60' ROW) EL PASO COUNTY LOCAL ROADWAY

N02°04'00"E 598.00' (P)   N02°04'10"E 597.91' (M)

FOUND 1/2"ID IRON PIPE
FOUND 1/2"ID IRON PIPE

6' UTILITY EASEMENT (PLATTED)

6' UTILITY EASEMENT (PLATTED)

N83°05'25"W 314.52' (P)
N83°05'25"W 314.52' (M)

67'-7 3/4"
38'-2 1/4"
49'-6 1/2"

156'-3 3/4"

NEW POLE BARN (60' X 30')
NEW POLE BARN (60' X 30')

ONE-STORY, WOOD FRAME, METAL FACADE BUILDING EXISTING

142'-5 3/4"

EXISTING

142'-9"

6940

WATER WELL

187'-8"

TWO-STORY, WOOD FRAME, STUCCO FACADE HOUSE

EXISTING

30' X 60' EQUIPMENT SHED
30' X 60' EQUIPMENT SHED
12' x 60' LEAN TO
12' x 60' LEAN TO
12' x 60' LEAN TO
12' x 60' LEAN TO

EXISTING

ONE-STORY, WOOD FRAME, METAL FACADE BUILDING

EXISTING

SEPTIC TANK MANHOLES
APPROXIMATE SEPTIC TANK AND LEECH FIELD LOCATION

139'-2"

ONE-STORY, WOOD FRAME, STUCCO FACADE HOUSE

TO REMAIN A DWELLING

6930

122'-3 1/2"

151'-4 3/4"

N89°52'34"E 365.47' (P)
N89°52'34"E 365.47' (M)

68'-5 3/4"

FOUND 3/4"OD IRON PIPE

6' UTILITY EASEMENT (PLATTED)

25'

PP

25'

50' PUBLIC DRAINAGE EASEMENT (PLATTED)

S09°43'24"W 439.74' (P)
N09°52'28"E 439.06' (M)

PVC PIPE

FOUND YELLOW PLASTIC CAP PLS 13180

N00°00'00"W 202.89'(P)
N00°07'48"W 203.59' (M)

EXISTING

0   30   60

N

LEGEND:
- VEGETATION
- ASPHALT
- WOOD DECK WITH STEPS
- CONCRETE
- AIR CONDITIONER
- MB — MAIL BOX
- FOV — FIBER OPTIC VAULT
- ● — FOUND PROPERTY CORNER
- ELECTRIC METER
- GAS METER
- COMMUNICATION PEDESTAL
- BARBED WIRE FENCE
- WIRE FENCE
- SNOW FENCE
- METAL FENCE
- CHAIN-LINK FENCE
- TREE LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- NEW GRAVEL SURFACE
- NEW 6 FOOT WOODEN FENCE

STANDARD PARKING DETAIL

9'

18'

NO.	REVISION/ISSUE	DATE

PROJECT NO.		SHEET
DATE		
PREPARED	APPROVED	
	CAD	

PROPERTY DESCRIPTION: 7695 PONCA ROAD

Lot 6, Block 1, PAWNEE RANCHEROS, FILING 1 Subdivision (Plat Book I-2, Page 28, El Paso County, Colorado records); County of El Paso, State of Colorado;

Containing 5.004 acres (217987 square feet), more or less.