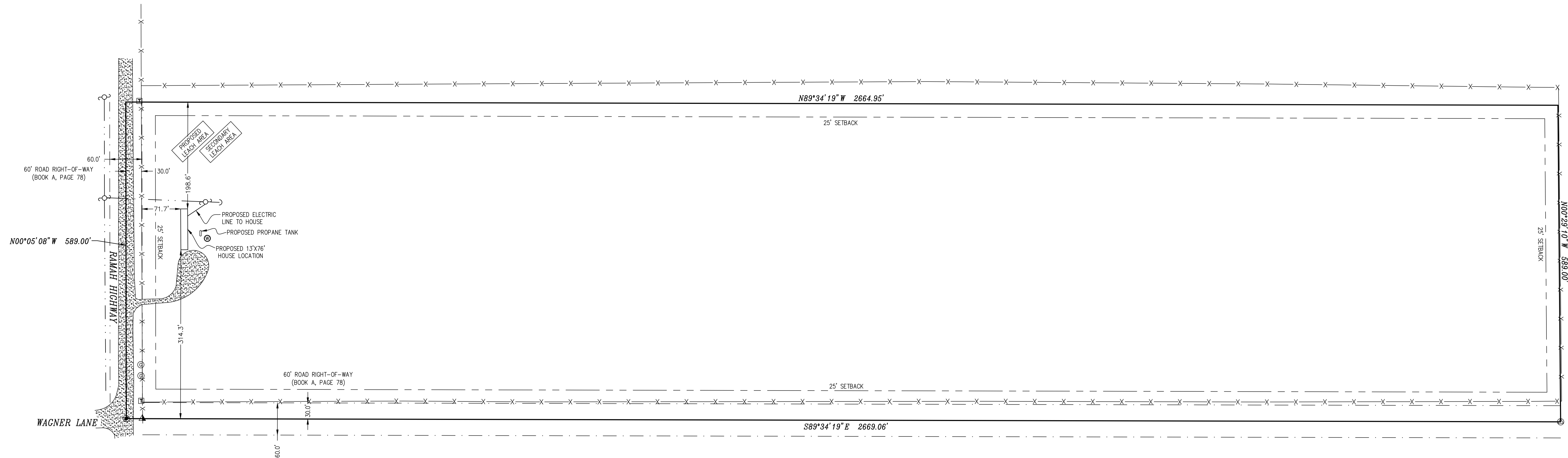
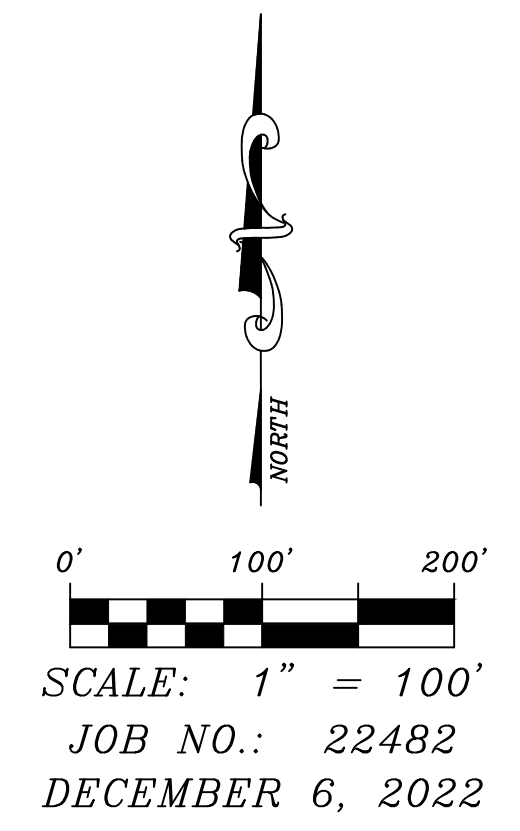


SITE PLAN

A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 20, T12S, R60W OF THE 6th P.M., EL PASO COUNTY, COLORADO



Released for Permit
 01/24/2023 6:38:46 AM
 REGIONAL Building Department
 Amy
 ENUMERATION



SFD2340

Not Required
BESQCP
 01/26/2023 4:26:47 PM
 dsyounger
 EPC Planning & Community
 Development Department

APPROVED
Plan Review
 01/26/2023 4:27:27 PM
 dsyounger
 EPC Planning & Community
 Development Department

LEGEND:

- FOUND 2" ALUMINUM CAP STAMPED "PLS 30087"
- ▲ FOUND REBAR AND YELLOW CAP STAMPED "BOSTROM LS 9477"
- ⊙ FOUND 3/4" REBAR (NO CAP)
- ⊕ POWER/UTILITY POLE (EXISTING)
- GUY WIRE
- ⊞ TELEPHONE PEDESTAL
- ⊙ GAS MARKER
- ⊙ PROPOSED WELL
- X— BARBED WIRE FENCE
- - - OVERHEAD ELECTRIC / O.H. UTILITY LINE
- ▨ GRAVEL

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION
 Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
 An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
 Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

LEGAL DESCRIPTION:
 THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THOSE PORTIONS CONVEYED BY DEEDS RECORDED MAY 14, 1987 IN BOOK 5365 AT PAGE 847, AND RECORDED JUNE 26, 1989 IN BOOK 5643 AT PAGE 617, AND RECORDED JULY 15, 1992 IN BOOK 6009 AT PAGE 733, AND RECORDED APRIL 12, 2002 UNDER RECEPTION NO. 202058757, AND EXCEPT AND PORTION WITHIN THE RIGHT OF WAY FOR RAMAH HIGHWAY, COUNTY OF EL PASO, STATE OF COLORADO.

SAID LOT CONTAINS 36.67 ACRES OF LAND, MORE OR LESS.

ADDRESS:
 10555 RAMAH HIGHWAY
 CALHAN, COLORADO 80808

PARCEL ID:
 200000416

OWNER:
 DENARD AND FAITH COLLINS
 15570 RUSSELL DRIVE
 PEYTON, COLORADO 80831

BUILDER:
 SEEGER HOMES INC.
 535 AMELIA STREET
 COLORADO SPRINGS, COLORADO 80915

PROPOSED BUILDING AREA:
 871 SQUARE FEET±

LOT AREA:
 1,597,345 SQUARE FEET±

ZONING:
 A-35 **UNPLATTED**

MAXIMUM BUILDING HEIGHT:
 30 FEET

MAXIMUM LOT COVERAGE:
 NONE

PROPOSED LOT COVERAGE:
 0.05%

NOTE: ALL LINEAL UNITS DEPICTED ON THIS SITE PLAN ARE U.S. SURVEY FEET. NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS COMPLETED AS PART OF THIS SERVICE.

SITE PLAN - TRACT OF LAND LOCATED IN THE SW1/4 SEC. 20 T12S, R60W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

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

DRAWING: 22482SP.DWG

PAGE 1 OF 1

C:\Users\ramart\OneDrive\Documents\2022\22482SP.DWG - SFD.dwg 1/24/2023 12:22:21 PM AutoCAD PDF (High Quality) Plotting

RESIDENTIAL



2017 PPRBC

Address: 10555 RAMAH HWY, CALHAN

Parcel: 200000416

Plan Track #: 171767 

Received: 23-Jan-2023 (KALLISTAJ)


Description:

MOBILE/MFR HOME - TEMPORARY SET

Contractor: SEEGER HOMES, INC

Type of Unit:

Required PPRBD Departments (4)

<p>Enumeration</p> <p>Released for Permit</p> <p>01/24/2023 6:39:07 AM</p>  <p>Amy</p> <p>ENUMERATION</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
<p>Construction</p>	<p>Mechanical</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>01/26/2023 4:28:06 PM</p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.