

Lot 52
 Plan 2 reverse
 Parcel: 3414204006
 Elevation: Craftsman
 Crawl Space
 Master Plan#: M153729
 Model: M1002

PLOT PLAN

480 INDIAN GRASS ST. CALHAN, CO 80808
 MAYBERRY, COLORADO SPRINGS FILING NO. 1
 A PORTION OF SECTION 14 & 15, T 14S, R 63 W, 6TH PM
 COLORADO SPRINGS, EL PASO COUNTY, COLORADO

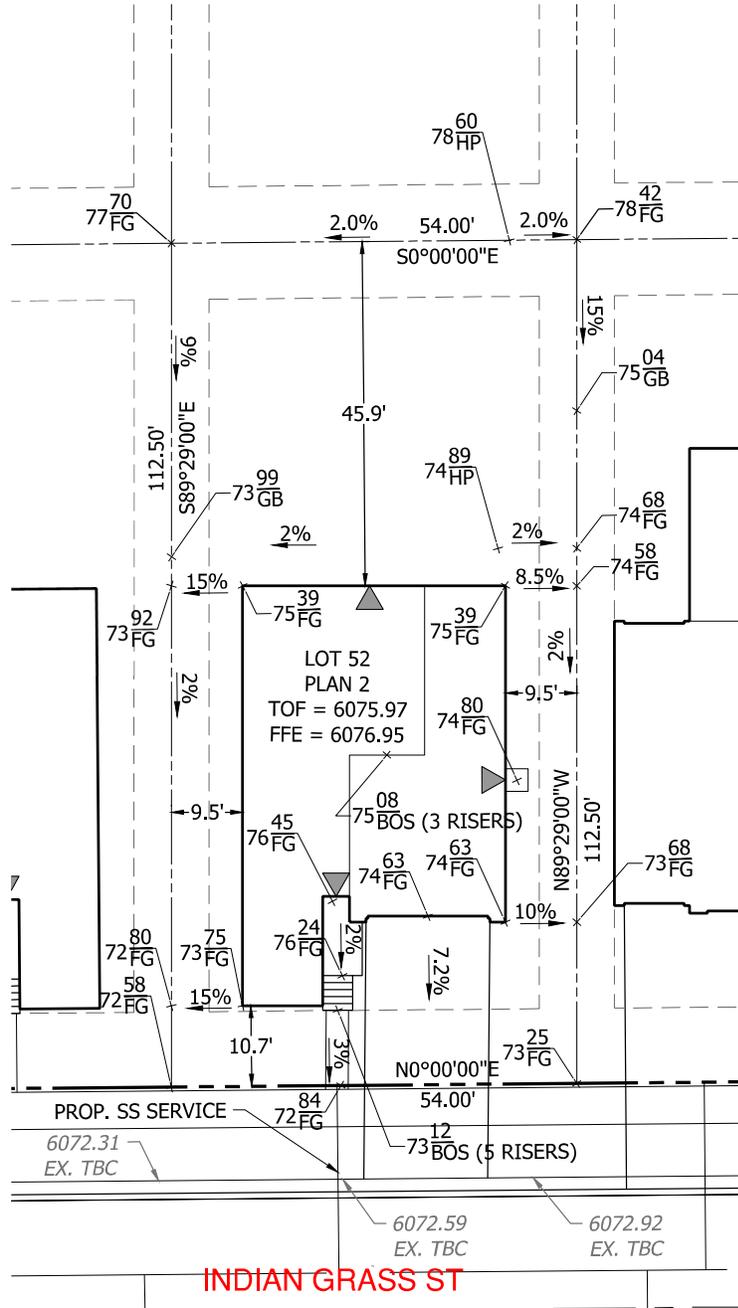
DISAPPROVED
 Plan Review

05/02/2022 11:43:13 AM
 dsdrangel

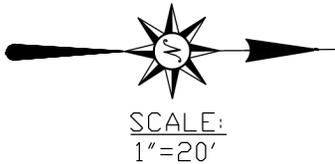
EPC Planning & Community
 Development Department

Provide site data (lot size,
 residence size, % lot
 coverage and average
 building height) on all site
 plans.

LOT SIZE=
 BLDG. SIZE=
 COVERAGE=
 AVG. BLDG. HT.=



Released for Permit
 04/29/2022 12:08:48 PM
 REGIONAL Building Department
 Becky A
 ENUMERATION



NOTES:

- EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDED PLAT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
- SLOPE EXCEEDS 2% MINIMUM DRAINAGE REQUIREMENT. (>2%)
- PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
- DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS.
- THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE AND GRADING ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.
- GRADES SHOWN AT PROPERTY CORNERS ARE FROM THE GRADING PLAN AND SUBJECT TO CHANGE AFTER FIELD VERIFICATION.
- THIS DESIGN ASSUMES THAT THE TOP OF THE GARAGE CURB WALL IS EQUAL TO THE TOP OF FOUNDATION.

PREPARED FOR:

NOTICE: ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER SUCH DEFECT IS FIRST DISCOVERED. 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.

Date: 04/26/2022
 Drawn: JEP
 Checked: CJD
 Job No.: MC21194

Sheet 52 of 98



R&R ENGINEERS-SURVEYORS, INC.
 1635 W. 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PH: 303-753-6730
 WWW.RRENGINEERS.COM