

Lot 52
 Plan 2 reverse
 Parcel: 3414204006
 Elevation: Craftsman
 Crawl Space
 Master Plan#: M153729
 Model: M1002
 Residence size: 2001 sq ft
 Bldg Hgt: 25' 5-1/2"
 Lot size: 6075 sq ft
 Area coverage Structure: 1700 sq ft
 Area coverage Flatwork: 484 sq ft
 % of lot coverage: 36%

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

SFD22738
 PLAT 14655
 PUD

APPROVED
Plan Review
 05/17/2022 2:55:28 PM
 dsdrangel
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OVIATE THE NEED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE, OR LOCAL
 LAWS AND/OR REGULATION

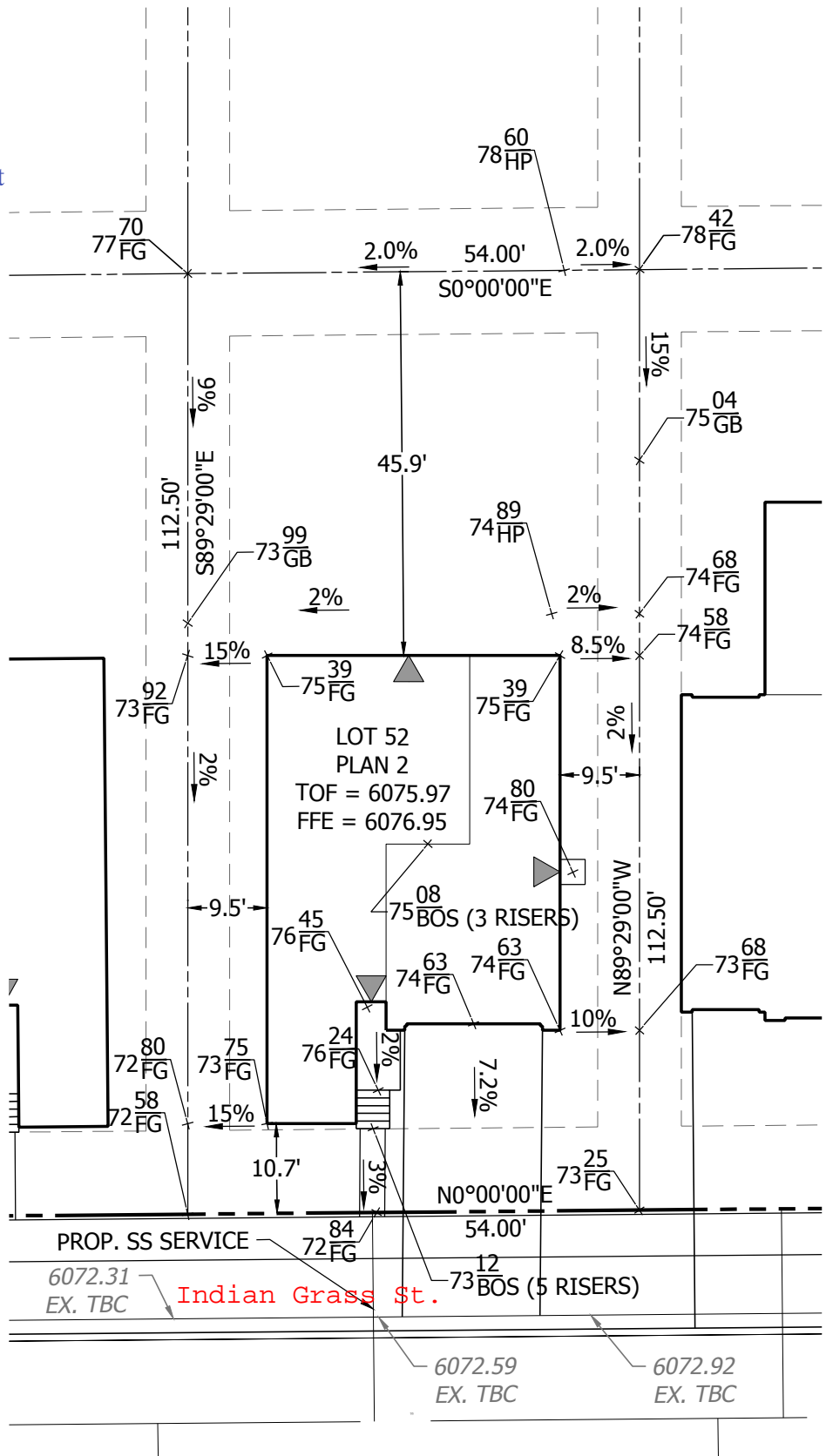
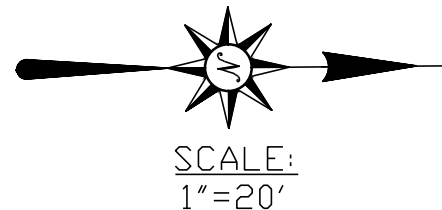
Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable notes on the recorded plat.
 An access permit must be granted by the
 Planning & Community Development Department
 prior to the establishment of any driveway onto a
 County road.

Division of blockage of any drainage way
 is not permitted without approval of the
 Planning & Community Development Department

APPROVED
BESQCP
 05/17/2022 2:55:38 PM
 dsdrangel
 EPC Planning & Community
 Development Department

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

Released for Permit
 05/17/2022 11:12:23 AM
 brent
 ENUMERATION



NOTES:

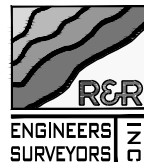
- EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDED PLAT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
- SLOPE EXCEEDS 2% MINIMUM DRAINAGE REQUIREMENT. (>2%)
- PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
- DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE 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

SITE



2017 PPRBC

Address: 480 INDIAN GRASS ST, CALHAN

Parcel: 3414204006

Plan Track #: 161570 

Received: 29-Apr-2022 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	679	
Lower Level 2	1000	
Main Level	987	
Upper Level 1	1014	
	3680	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 4/29/2022 12:09:09 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>05/17/2022 2:55:53 PM</i> <i>dsdrangel</i> EPC Planning & Community Development Department

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.