

LOT COVERAGE:
XXXX SQ. FT.

PLOT PLAN

460 GARDEN PARK AVE. 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

| MINIMUM SETBACKS: | |
|-------------------|-----|
| FRONT: | 10' |
| REAR: | 10' |
| SIDE: | 5' |

Lot 38
Plan 2 reverse
Parcel: 3414203004
Elevation: Craftsman
Crawl-Space
Master Plan#: M153729
Model: M1002

DISAPPROVED
Plan Review

05/02/2022 10:52:15 AM
dsdrangel

EPC Planning & Community
Development Department

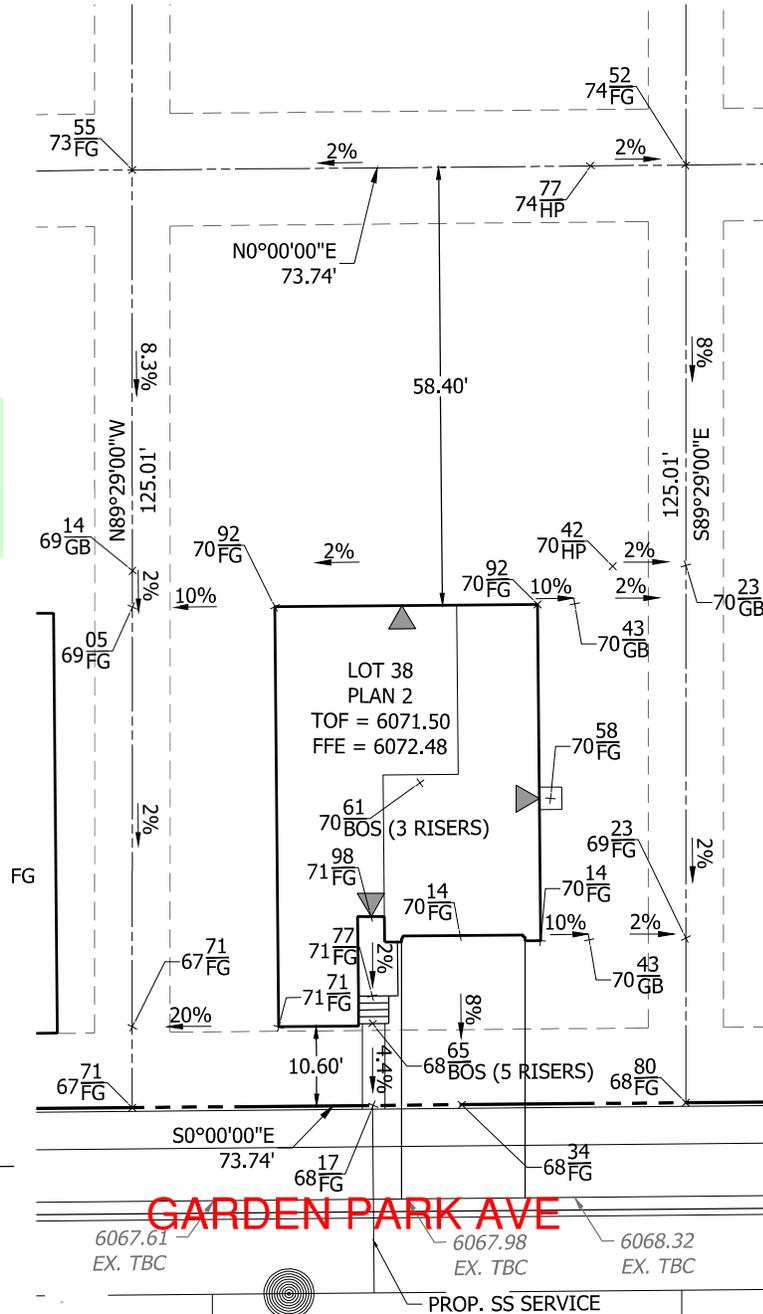
Provide site data (lot size,
residence size, % lot
coverage and average
building height) on all site
plans.

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

Released for Permit
04/28/2022 10:55:15 PM
Becky A
ENUMERATION



SCALE:
1"=20'



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: 04/22/2022
Drawn: JEP
Checked: CJD
Job No.: MC21194

Sheet
38
of
98



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