

LOT COVERAGE:  
XXXX SQ. FT.

# PLOT PLAN

SFD22729  
PLAT 14655  
PUD

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

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

Lot 38  
Plan 2 reverse  
Parcel: 3414203004  
Elevation: Craftsman  
Crawl-Space  
Master Plan#: M153729  
Model: M1002  
Residence size: 2001 sq ft  
Bldg Hgt: 25' 5-1/2"  
Lot size: 9250 sq ft  
Area coverage Structure: 1700 sq ft  
Area coverage Flatwork: 484 sq ft  
% of lot coverage: 24%

Released for Permit

05/17/2022 10:41:09 AM



APPROVED  
Plan Review

05/17/2022 2:37:19 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.

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

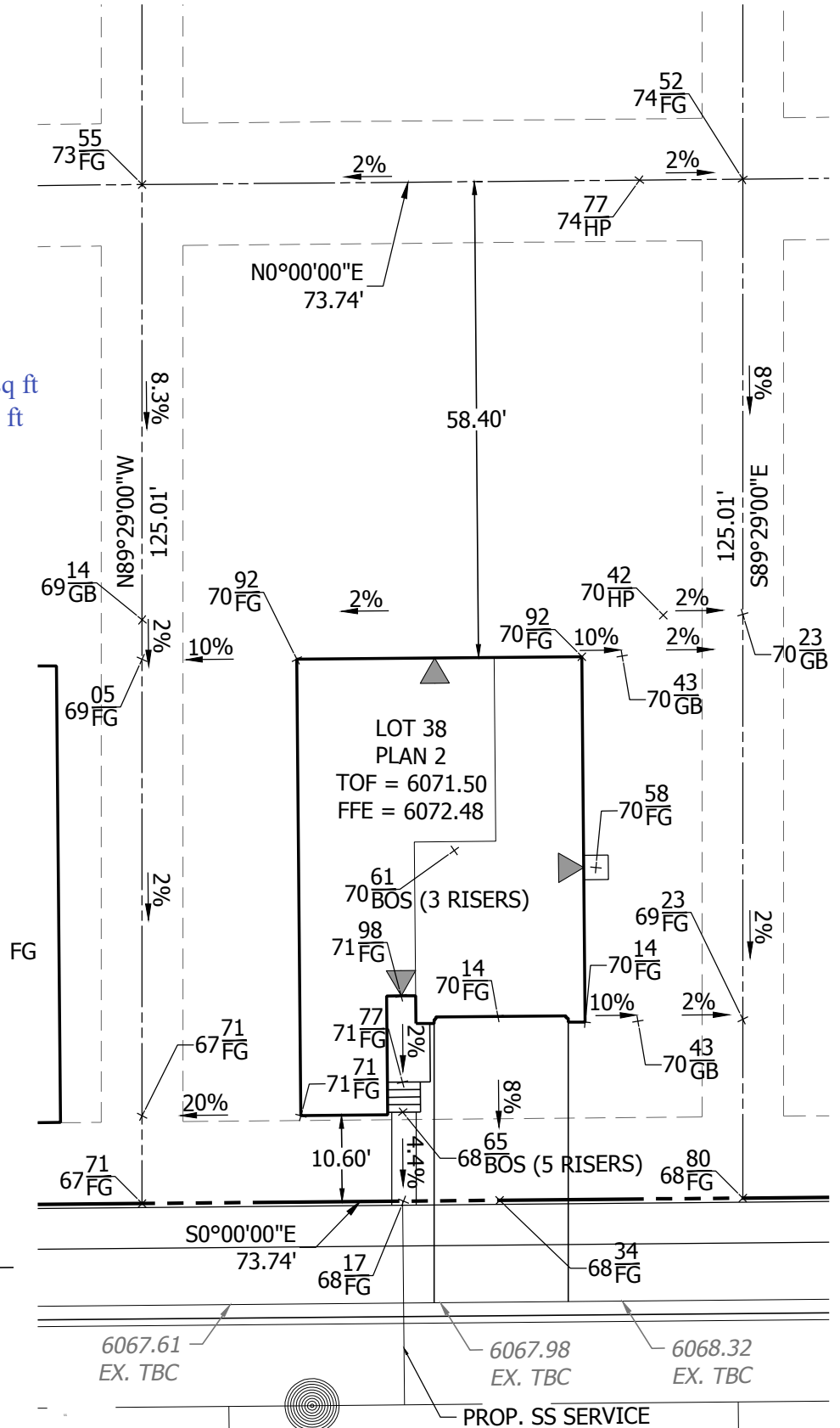
APPROVED

BESQCP

05/17/2022 2:37:28 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.



SCALE:  
1" = 20'

**NOTES:**

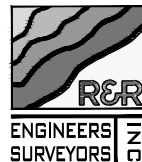
- EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDED PLAT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
- SLOPE EXCEEDS 2% MINIMUM DRAINAGE REQUIREMENT. (>2%)
- PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
- DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE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



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: 460 GARDEN PARK AVE, CALHAN

Parcel: 3414203004

Plan Track #: 161523 

Received: 28-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)

<p><b>Enumeration</b></p> <p><b>APPROVED</b></p> <p><b>BECKYA</b></p> <p>4/28/2022 3:29:27 PM</p>	<p><b>Floodplain</b></p> <p>(N/A) RBD GIS</p>
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## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p>05/17/2022 2:37:43 PM</p> <p><i>dsdrangel</i></p> <p>EPC Planning &amp; Community Development Department</p>
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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.