

Lot 36  
 Plan 2 reverse  
 Parcel: 3414203002  
 Elevation: Farmhouse  
 Basement  
 Master Plan#: M153729  
 Model: M1002

### PLOT PLAN

428 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

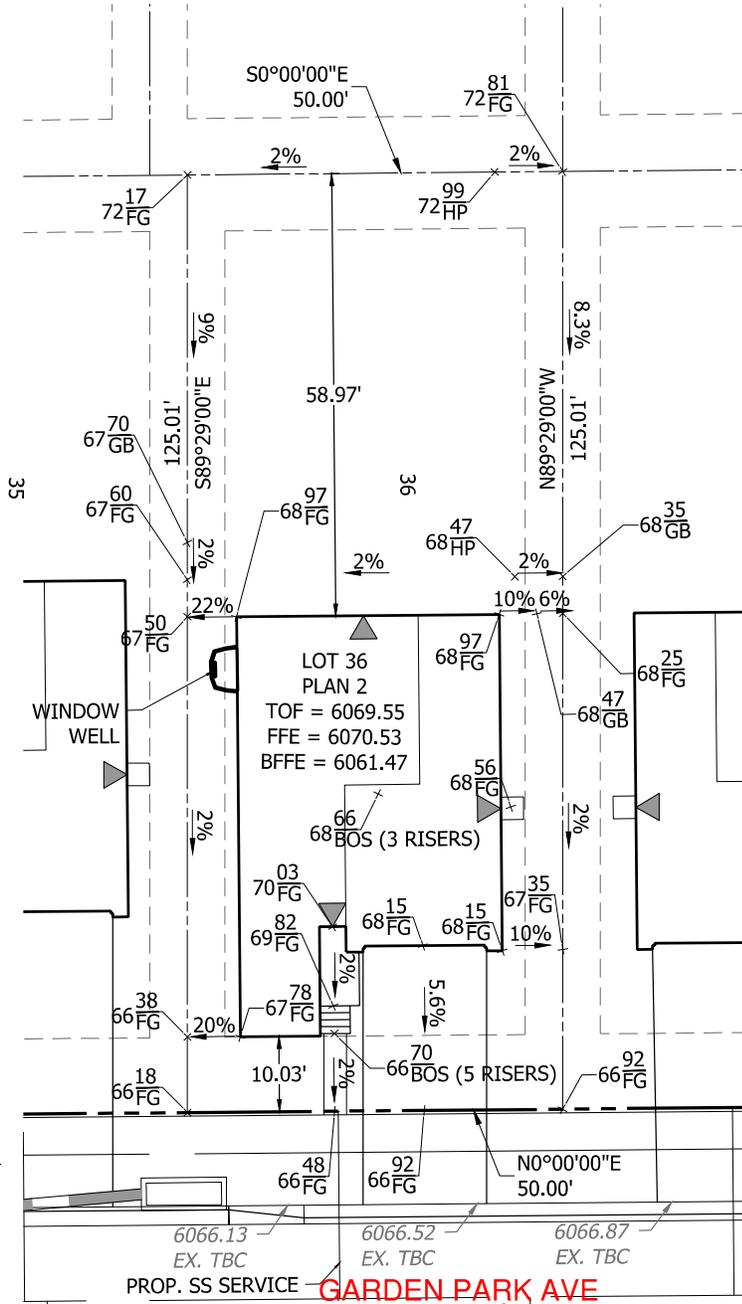
**DISAPPROVED**  
 Plan Review

05/02/2022 11:04:15 AM  
 dsdrangel

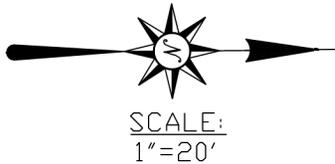
EPC Planning & Community  
 Development Department

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 3:38:04 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: 04/22/2022  
 Drawn: JEP  
 Checked: CJD  
 Job No.: MC21194

Sheet  
 36  
 of  
 98



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