

Lot 36
 Plan 2 reverse
 Parcel: 3414203002
 Elevation: Farmhouse
 Basement
 Master Plan#: M153729
 Model: M1002
 Residence size: 2001 sq ft
 Bldg Hgt: 25' 5-1/2"
 Lot size: 6250 sq ft
 Area coverage Structure: 1700 sq ft
 Area coverage Flatwork: 484 sq ft
 % of lot coverage: 35%

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

SFD22731
 PLAT 14655
 PUD

Released for Permit

05/17/2022 10:45:42 AM



brent
ENUMERATION

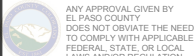
APPROVED

Plan Review

05/17/2022 2:44:22 PM

(sdrangel)

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

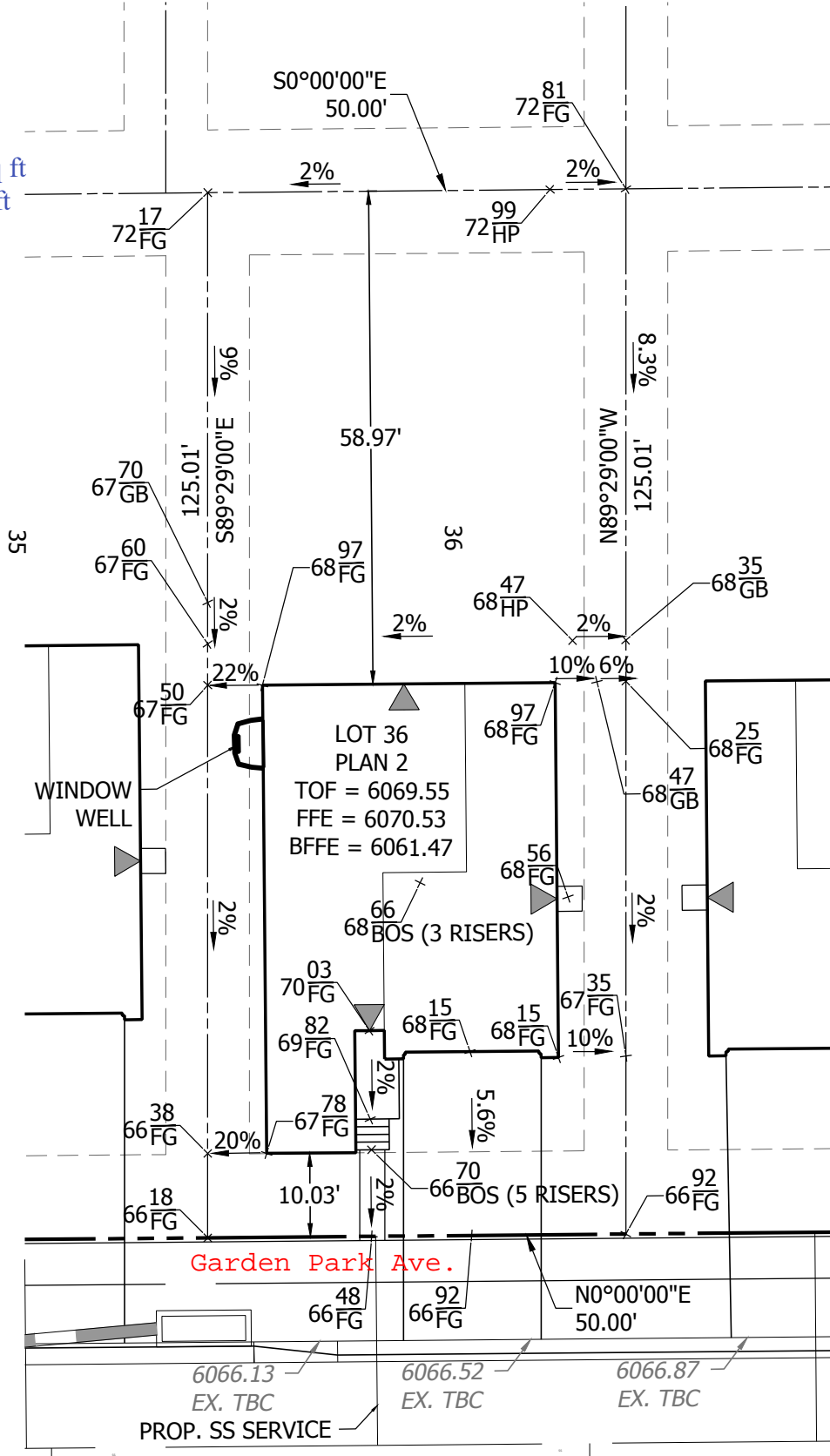
BESQCP

05/17/2022 2:44:32 PM

(sdrangel)

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:

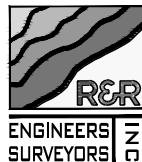
- EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDED PLAT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
- SLOPE EXCEEDS 2% MINIMUM DRAINAGE REQUIREMENT. (>2%)
- PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
- DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE 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
 36
 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: 428 GARDEN PARK AVE, CALHAN

Parcel: 3414203002

Plan Track #: 161525 

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)

Enumeration APPROVED BECKYA 4/28/2022 3:33:24 PM	Floodplain (N/A) RBD GIS
---	---

Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>05/17/2022 2:44:48 PM</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.