

Lot 40
 Plan 3 XXL
 Parcel: 3414203006
 Elevation: Ranch
 Crawl-Space
 Master Plan#: M160342
 Model: M1003

PLOT PLAN

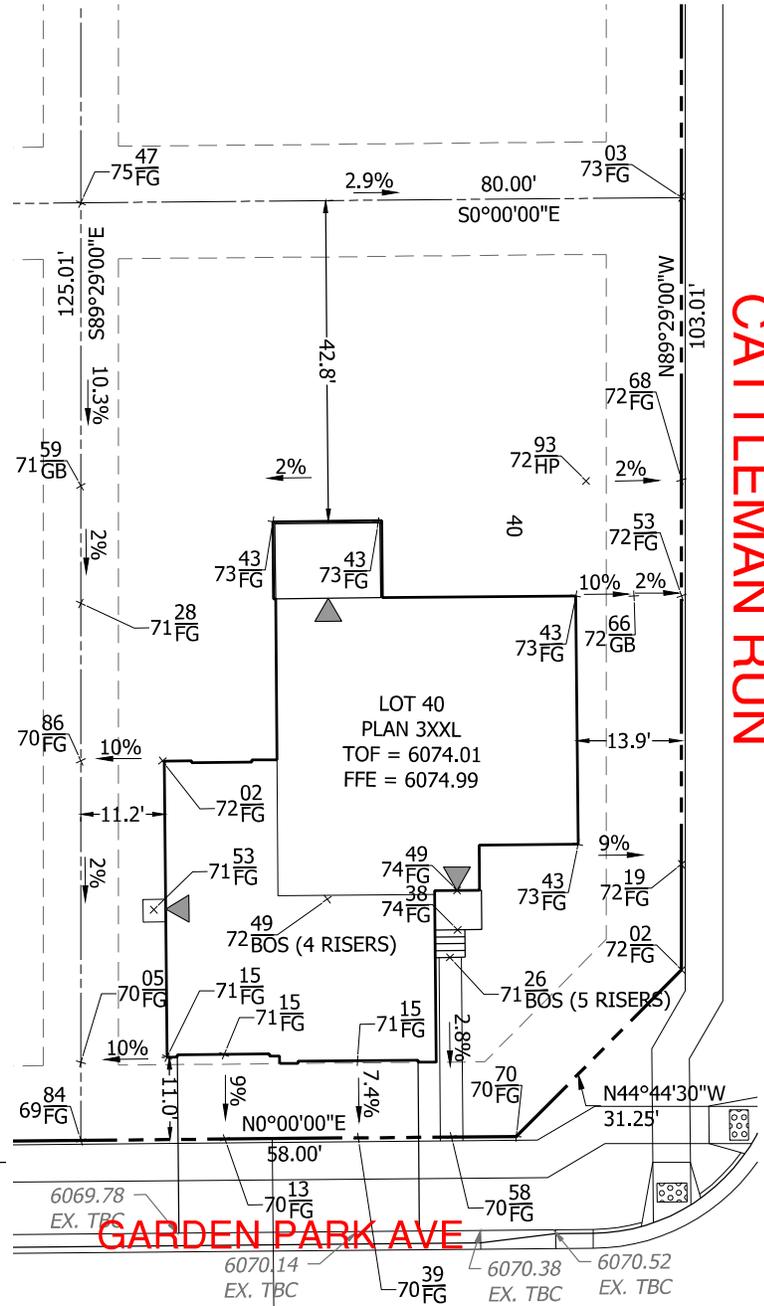
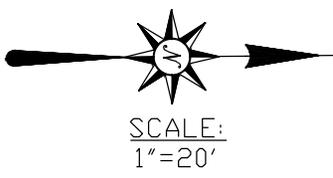
492 GARDEN PARK AVE. CALHAN, CO 80808
 MAYBERRY, COLORADO SPRINGS FILING NO. 1
 A PORTION OF SECTION 14 & 15, T 14S, R 63 W, 6TH PM
 COLORADO SPRINGS, EL PASO COUNTY, COLORADO

DISAPPROVED
 Plan Review
 05/02/2022 10:36:05 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 3:25:51 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:		 R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PH: 303-753-6730 WWW.RRENGINEERS.COM	
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 40 of 98