



Owner:  
ABBOTT THOMAS G

Mailing Address:  
PO BOX 25536 COLORADO SPRINGS CO, 80936-5536

Zoning:  
RR-5 CAD-O

Legal Description:  
TRACT IN NW4 SEC 16-13-65 AS FOLS. COM AT NW COR OF SD NW4,  
TH N 89<33'51" E ON N LN 2011.29 FT FOR POB, CONT ON LAST COURSE 670.43 FT  
TO NE COR OF SD NW4, S 1<19'32" E 370.12 FT  
ALG E LN THEREOF, S 89<33'51" W 672.02 FT,  
TH N 1<04'47" W 370.10 FT TO POB EX NLY 30.0 FT FOR RD RW

Enumeration Address:  
~~6740~~ Sayres Road  
Colorado Springs, CO 80920

6470

Existing Well

Existing Septic

Hard soil base under containers CD: 3/27/1970  
Two will be removed within a year  
Undisturbed Native soil

Enumeration Address:  
6740 Sayres Road  
Colorado Springs, CO 80920

Existing Site and buildings  
No permanent structures are located on this lot currently.  
Existing Mobile home to be removed for placement of Modular building.

Existing Greenhouses are non conforming, non compliant per PPRBD.

Site Plan purpose:  
To obtain soils report for installation and placement of 25' x 60' modular building on a 4' frost wall foundation.

Soils Engineer to determine site(s) for test holes and coordinate with contractor for test hole dig.

Foundation design to be designed by Public Engineer per soils report.



Proposed 25' x 60' Modular home on Frost wall Foundation

98'2"

Enumeration Address:  
6740 Sayres Road  
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North  
No Scale

Proposed building location

South side of Southernmost Shipping container  
15' 98'2" From Fence which is probably the Property line

M Beaty Design & Build, llc.  
5745 Industrial Place Unit F  
Colorado Springs, CO 80916

719-527-6541 Office  
MBeatyDesign@gmail.com

CLIENT  
<Tom Abbott  
<6740 Sayres Rd>

PROJECT  
<Modular  
<Placement>

PROJECT NO.  
<21-24mb>

ISSUE  
<04/11/2022>

DRAWN BY  
MB

DESCRIPTION  
Site Plan

6470

all containers are on compacted soil.

**RESIDENTIAL**

2017 PPRBC



Parcel: 531600021

Resubmittals: 1st \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_

**Address: 6470 SAYRES RD, COLORADO SPRINGS**

**Plan Track #: 165819**  **Received: 03-Aug-2022 (BECKYA)**

**Description:**

**Required PPRBD Departments (4)**

**RES MFG HSG**

**App Dis N/A By**

Contractor: \_\_\_\_\_

**Enumeration** [ ] [ ] [ ] [ ] \_\_\_\_\_

Permit # \_\_\_\_\_ Zone: RR-5 CAD-O EL PASO COUNTY

**Floodplain** [ ] [ ] [ ] [ ] \_\_\_\_\_

APPROVED FOR CONSTRUCTION

**Construction** [ ] [ ] [ ] [ ] \_\_\_\_\_

Date \_\_\_\_\_ By \_\_\_\_\_

**Mechanical** [ ] [ ] [ ] [ ] \_\_\_\_\_

Type of Unit: \_\_\_\_\_

**Required Outside Departments (1)**

Plan-check Fee: \$14.00 (0)

**County Zoning** [ ] [ ] [ ] [ ] \_\_\_\_\_

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.