

PLOT PLAN

438 INDIAN GRASS ST. 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: 49
 PLAN: 1
 PARCEL: 3414204003
 ELEVATION: FARMHOUSE
 BASEMENT: Y
 MASTER PLAN #: M154928
 MODEL: M1001
 RESIDENCE SIZE: 1690
 BLDG HGT: 19' 8"
 LOT SIZE: 6,188 SF
 AREA COVERAGE STRUCTURE: 2,340 SF
 AREA COVERAGE FLATWORK: 365 SF
 % OF LOT COVERAGE: 44%

Released for Permit
 05/17/2022 11:05:57 AM

 brent
 ENUMERATION

**SFD22759
 PLAT 14655
 ZONE PUD**



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 this recorded plan.

An access permit must be granted by the
 Planning & Community Development Department
 prior to the establishment of any driveway onto a
 County road.

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



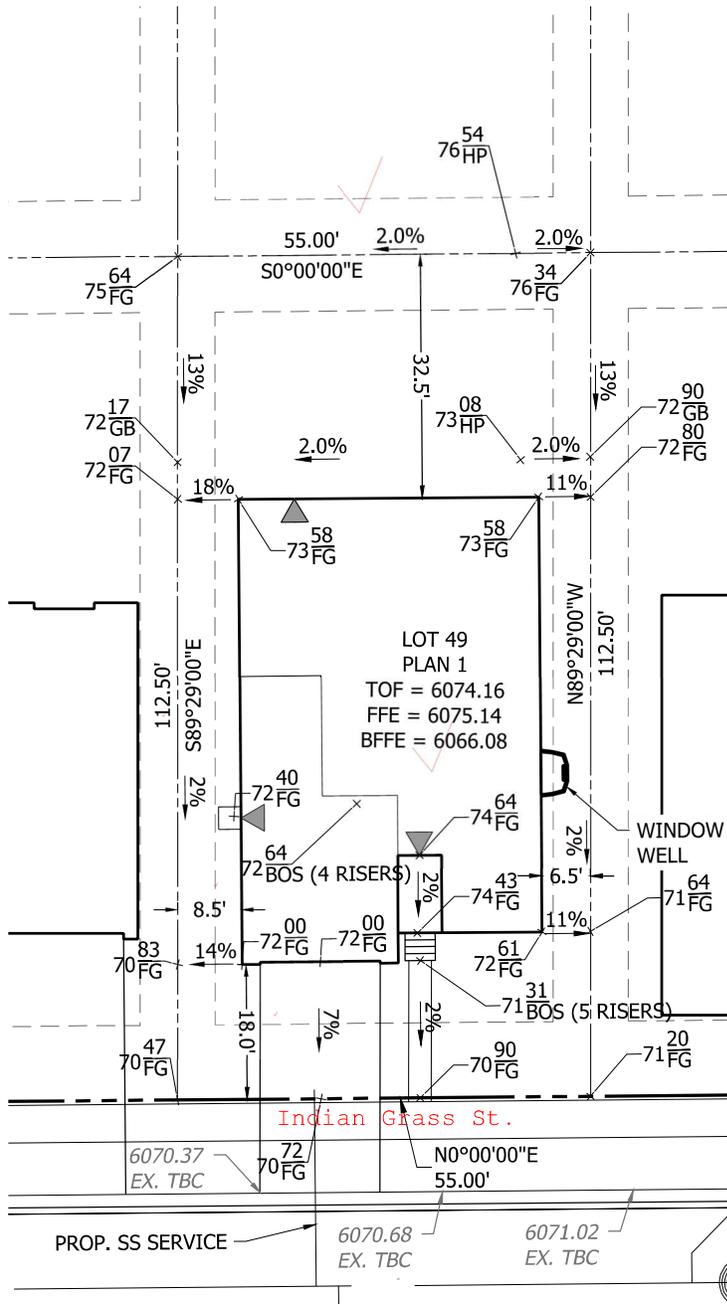
It is the owner's responsibility to
 coordinate with easement holders
 to avoid impact to utilities that
 may be located in the easements.

**APPROVED
 Plan Review**
 05/20/2022 2:59:25 PM
didarchulidp
 EPC Planning & Community
 Development Department

**APPROVED
 BESQCP**
 05/20/2022 2:59:30 PM
didarchulidp
 EPC Planning & Community
 Development Department



SCALE:
 1" = 20'



NOTES:

1. EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDED PLAT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
2. SLOPE EXCEEDS 2% MINIMUM DRAINAGE REQUIREMENT. (>2%)
3. PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
4. DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS.
5. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE AND GRADING ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.
6. GRADES SHOWN AT PROPERTY CORNERS ARE FROM THE GRADING PLAN AND SUBJECT TO CHANGE AFTER FIELD VERIFICATION.
7. 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: 05/05/2022
Drawn: JEP
Checked: CJD
Job No.: MC21194

Sheet
 49
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



Parcel: 3414204003

Address: 438 INDIAN GRASS ST, CALHAN

Plan Track #: 161568



Received: 29-Apr-2022

(BECKYA)

Description:

Required PPRBD Departments (2)

RESIDENCE

Type of Unit:

Garage	653	
Lower Level 2	1001	
Main Level	1690	
	3344	Total Square Feet

Enumeration

APPROVED

BECKYA

4/29/2022 12:05:58 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

05/20/2022 3:00:04 PM

dsdarchuleta

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.