PLOT PLAN

Lot 53
Plan 1 5 Car
Parcel: 3414204007
Elevation: Ranch Basement
Master Plan#: M154928
Model: M1001

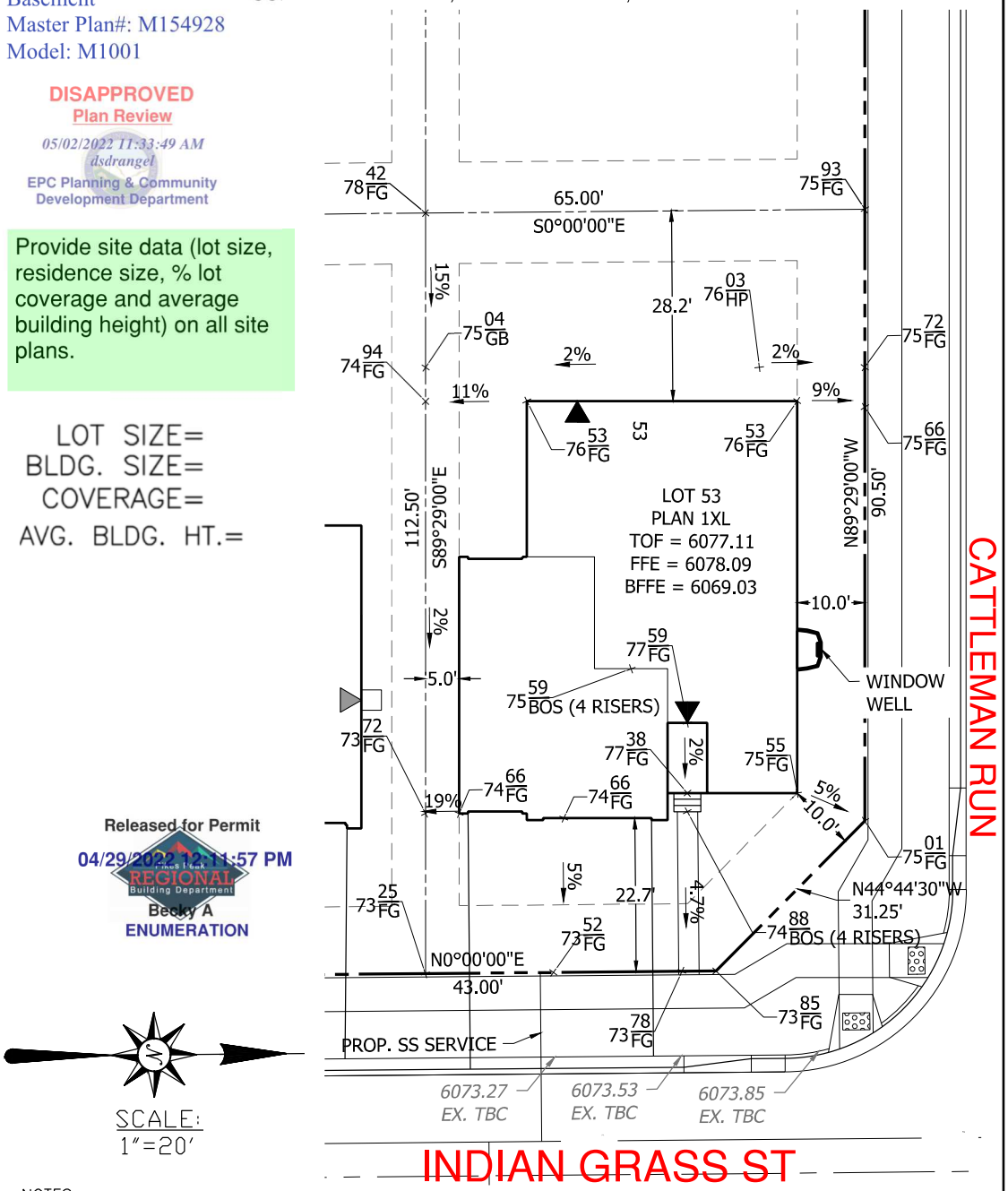
494 INDIAN GRASS ST. CALHAN, CO 80808
MAYBERRY, COLORADO SPRINGS FILING NO. 1
A PORTION OF SECTION 14 & 15, T 14S, R 63 W, 6TH PM
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

DISAPPROVED
Plan Review
05/02/2022 11:33:49 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
04/29/2022 12:11:57 PM
REGIONAL Building Department
Becky A
ENUMERATION



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: 04/26/2022
Drawn: JEP
Checked: CJD
Job No.: MC21194

Sheet 53 of 98

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