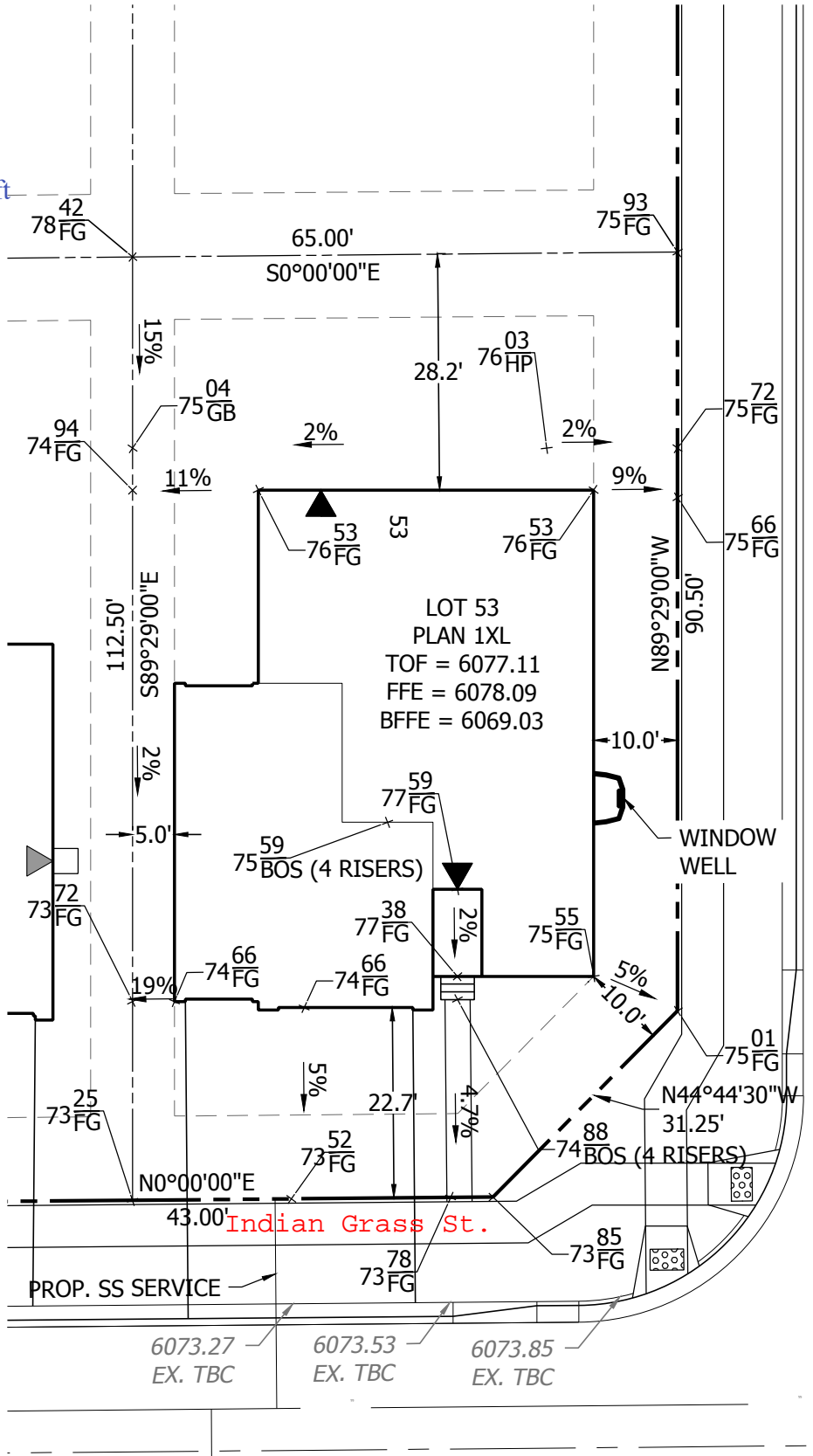


# PLOT PLAN

SFD22739  
PLAT 14655  
PUD

Lot 53  
Plan 1 5 Car  
Parcel: 3414204007  
Elevation: Ranch  
Basement  
Master Plan#: M154928  
Model: M1001  
Residence size: 1690 sq ft  
Bldg Hgt: 20' 4"  
Lot size: 7313 sq ft  
Area coverage Structure: 2716 sq ft  
Area coverage Flatwork: 652 sq ft  
% of lot coverage: 46%

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



**APPROVED**  
**Plan Review**

05/17/2022 3:23:47 PM  
dsdrangel

EPC Planning & Community  
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIATE 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 3:23:59 PM  
dsdrangel

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.

Released for Permit  
05/17/2022 11:15:44 AM  
dsdrangel  
ENUMERATION



**SCALE:**  
1" = 20'

**NOTES:**

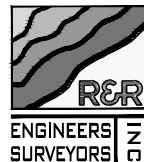
1. EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDED PLAT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
2. SLOPE EXCEEDS 2% MINIMUM DRAINAGE REQUIREMENT. (>2%)
3. PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
4. DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE 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



**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: 494 INDIAN GRASS ST, CALHAN

Parcel: 3414204007

Plan Track #: 161571 

Received: 29-Apr-2022 (BECKYA)

## Description:

### RESIDENCE


Type of Unit:

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

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BECKYA</b>  <b>4/29/2022 12:12:41 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
--	---

## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <b>Plan Review</b>  <i>05/17/2022 3:24:19 PM</i>  <b>EPC Planning &amp; Community Development Department</b>
--

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.