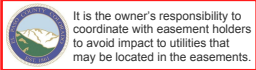


SFD25178
 PLAT 15221
 PUD

PLOT PLAN

411 ATCHISON WAY
 MAYBERRY, COLORADO SPRINGS FILING NO. 3
 A PORTION OF SECTION 14 & 15, T 14S, R 63 W, 6TH PM
 COLORADO SPRINGS, EL PASO COUNTY, COLORADO



LOT: 21
 PLAN: 6 STD
 PARCEL: 3414213007
 ELEVATION: FARMHOUSE
 PLAN ELEVATION LETTER: A
 BASEMENT: N
 MASTER PLAN #: M178245
 MODEL: M10063
 RESIDENCE SIZE: 2227
 BLDG HGT: 19' 5"
 LOT SIZE: 8148 SF
 AREA COVERAGE STRUCTURE: 2871 SF
 AREA COVERAGE FLATWORK: 523 SF
 % OF LOT COVERAGE: 42%

FRONT YARD LANDSCAPING: 2498 SF

BASEMENT EXCAVATION = N/A
 CRAWL EXCAVATION = 6057.93
 GARAGE EXCAVATION = 6057.93

NOTE: CONTRACTOR TO VERIFY ALL ELEVATIONS PRIOR TO EXCAVATION

EXCAVATION CONTRACTOR TO ESTABLISH ROUGH GRADE BETWEEN BACK OF CURB AND PROPERTY LINE TO 0.25' BELOW FG DESIGN ELEVATIONS ON PLAN.

APPROVED Plan Review
 03/10/2025 9:15:55 AM
 dsdrangel
 EPC Planning & Community Development Department

APPROVED BESQCP
 03/10/2025 9:16:06 AM
 dsdrangel
 EPC Planning & Community Development Department

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 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

Released for Permit
 03/06/2025 10:02:13 AM
 REGIONAL Building Department
 amy 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.
8. ALL WINDOW WELLS SHALL BE CORRUGATED STEEL.

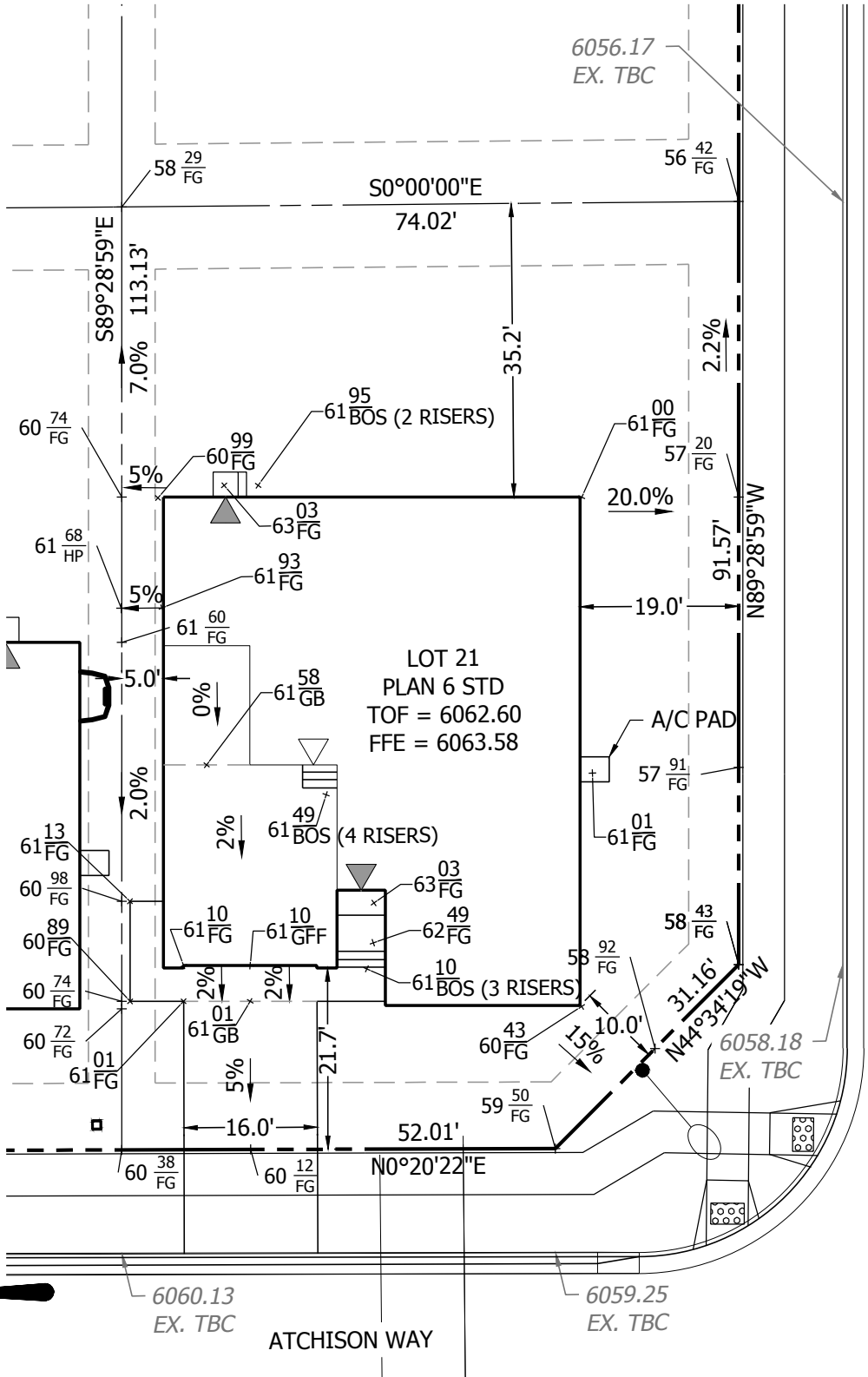
PREPARED FOR:

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: 02/26/2025
 Rev: 03/04/2025
 Drawn: LO
 Checked: TW
 Job No.: MC22110



R&R ENGINEERS-SURVEYORS, INC.
 1635 W. 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PH: 303-753-6730
 WWW.RRENGINEERS.COM



VILLAGE MAIN STREET

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 3414213007

Address: 411 ATCHISON WAY, CALHAN

Plan Track #: 199080 

Received: 05-Mar-2025 (BECKYA)

Description:

RESIDENCE


Type of Unit:

Garage	650	
Lower Level 2	2081	
Main Level	2227	
	4958	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 3/5/2025 7:46:45 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>03/10/2025 9:16:26 AM</i> <i>dsdrangel</i>  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.