

PLOT PLAN

22108 CATTLEMEN RUN CALHAN, CO 80808
LOT 9, 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: 9
PLAN: 5XXL
PARCEL: 3414201009
ELEVATION: MODERN
BASEMENT: Y
MASTER PLAN #: M157884
MODEL: M1005
RESIDENCE SIZE: 3247
BLDG HGT: 26' 11-1/2"
LOT SIZE: 9,539 SF
AREA COVERAGE STRUCTURE: 2,778 SF
AREA COVERAGE FLATWORK: 680 SF
% OF LOT COVERAGE: 36%

SFD221279

APPROVED
BESQCP
09/23/2022 3:24:24 PM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
09/23/2022 3:24:29 PM
dsdyounger
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.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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.

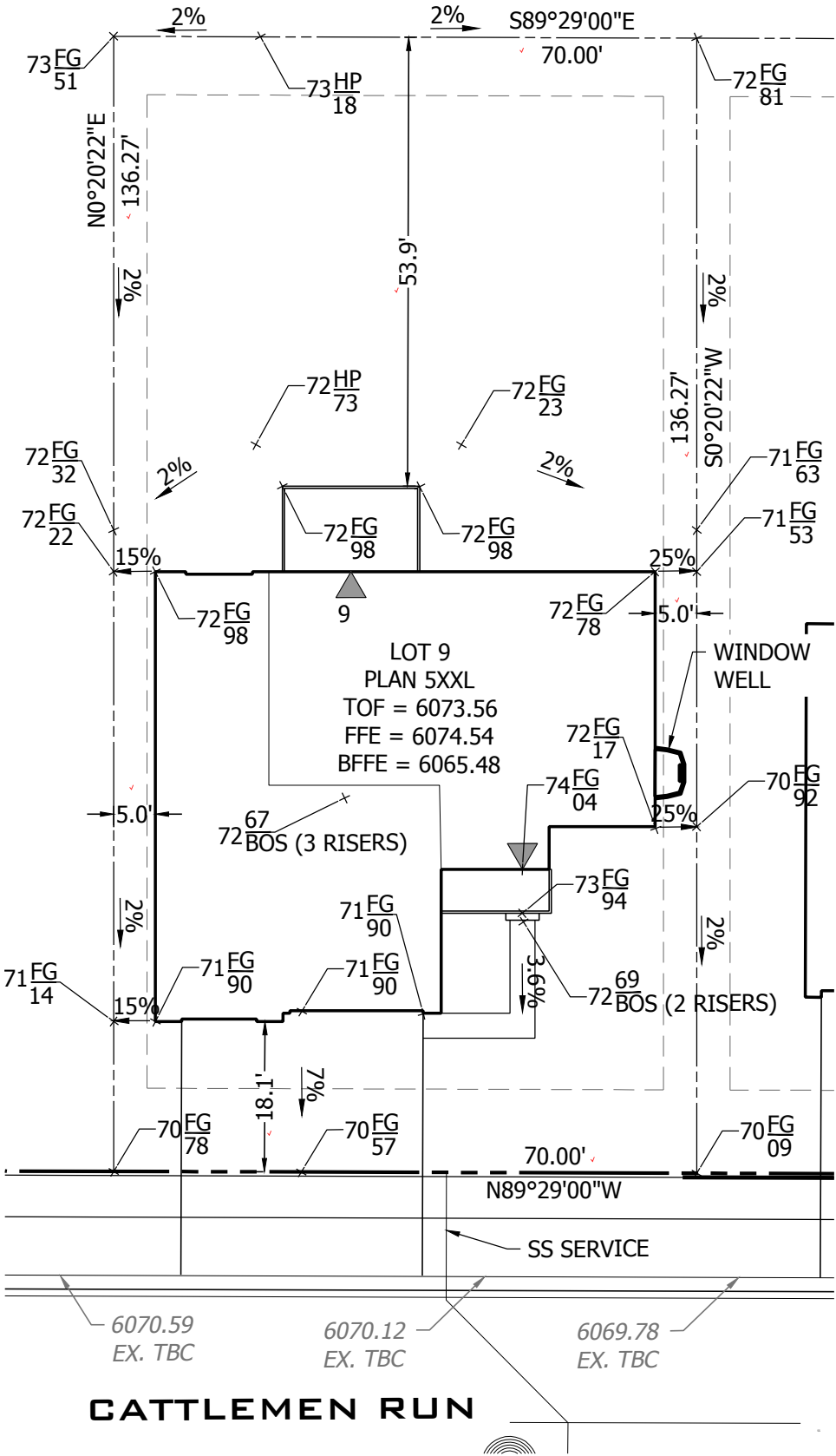
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

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

Released for Permit
09/23/2022 3:24:29 PM
REGIONAL
Building Department
Becky A
ENUMERATION



SCALE:
1"=20'



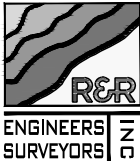
- NOTES:
- EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDED PLAT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
 - SLOPE EXCEEDS 2% MINIMUM DRAINAGE REQUIREMENT. (>2%)
 - PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
 - DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS.
 - THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE AND GRADING ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.
 - GRADES SHOWN AT PROPERTY CORNERS ARE FROM THE GRADING PLAN AND SUBJECT TO CHANGE AFTER FIELD VERIFICATION.
 - 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: 09/13/2022
Drawn: JEP
Checked: CJD
Job No.: MC21194

Sheet
9
of
98



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

EL PASO COUNTY



ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2021

To use your credits to offset the Road Impact fee applied as part of the Site Plan Review process: ① Complete this form and send to RoadFee@elpasoco.com for an approval signature by a County Representative. ② The signed form will be returned to you via email. ③ Include this form with the Site Plan document package submitted for review. ④ The credits will be applied after the Site Plan Review approval and when you pay associated fees for building permits. **A separate form is required for each lot. *Credits are deducted when this form is signed *You cannot use credits without this signed form and a valid parcel and schedule number.*

**Site Plan document packages may be submitted either by using Regional's on-line Building Department Assistant program or by taking a paper copy of your Site Review document package to the Planning and Community Development front desk.*

9/15/22

Date Submitted

Owner of Credits

Mayberry Communities

Company

John Mick

Name

719-426-7810

Phone number

johnmick@mayberrycoloradosprings.com

Email address

3296 Divine Heights #208

Address

Colorado Springs, CO 80922

City State Zip

9/15/22

Signature Date

Credit Holder Signature

Authorized Representative (if applicable)

Mayberry Communities

Company

Jason Kvols

Name

719-426-7810

Phone number

jasonkvols@mayberrycoloradosprings.com

Email address

3296 Divine Heights #208

Address

Colorado Springs, CO 80922

City State Zip

Property Information

Address: 22108 Cattlemen Run

Parcel # 3414201009

Legal Description: Lot 9 Blk Mayberry Colorado Springs Filing No. 1

Type of land use: ☒ Single family dwelling ☐ Other

Fee/Unit category In a PID: ☐ Yes ☒ No Mill Levy: ☐ 5 mills ☐ 10 mills

Credit amount to be used: \$ 3830.00 Credit Balance: \$ 153200.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval

Authorization tracking # EP-M034
Date Approved 9/16/2022
Approved by RB
Credit balance before use \$ 157,030.00
Credit use amount per lot \$ 3,830.00
Credit balance after use \$ 153,200.00

Site Plan Review

Date Received dsdyanger
Received by 09/23/2022 4:23:28 PM
SFD SFD221279
Other

SITE



2017 PPRBC

Address: 22108 CATTLEMEN RUN, CALHAN

Parcel: 3414201009

Plan Track #: 167789



Received: 23-Sep-2022 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	850	
Lower Level 2	1374	
Main Level	1478	
Upper Level 1	1769	
	5471	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

9/23/2022 1:49:51 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

09/23/2022 3:25:43 PM

dsdyounger

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.