

PLOT PLAN

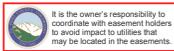
22108 CATTLEMEN RUN CALHAN, CO 80808
LOT 9, MAYBERRY, COLORADO SPRINGS FILING NO. 1
 A PORTION OF SECTION 14 & 15, T 14S, R 63 W, 6TH PM
 COLORADO SPRINGS, EL PASO COUNTY, COLORADO

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



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.

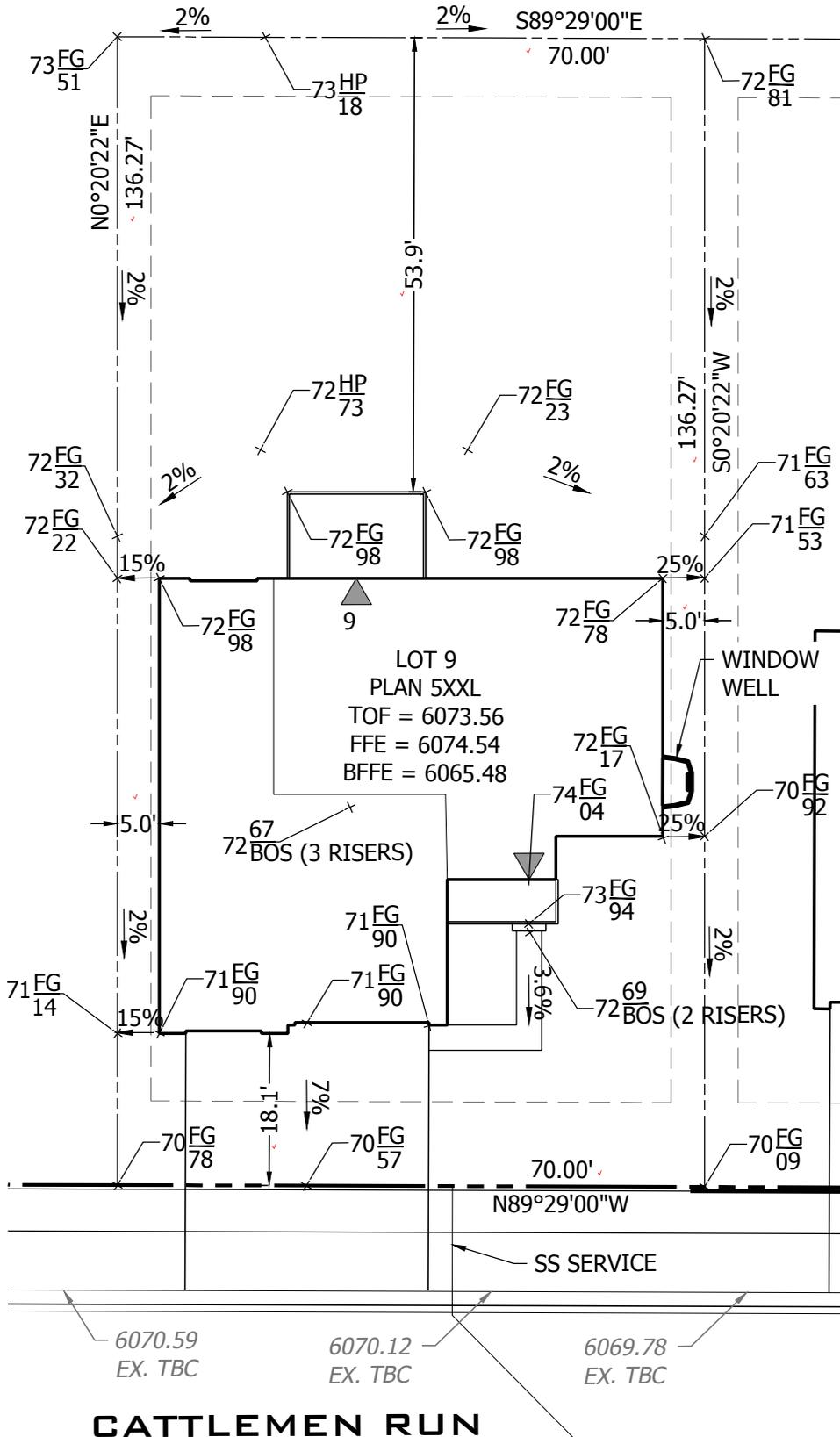
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

Released for Permit

09/23/2022 3:29:34 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

<u>9/15/22</u> Date Submitted	Owner of Credits	Authorized Representative (if applicable)
	<u>Mayberry Communities</u> Company	<u>Mayberry Communities</u> Company
	<u>John Mick</u> Name	<u>Jason Kvols</u> Name
	<u>719-426-7810</u> Phone number	<u>719-426-7810</u> Phone number
	<u>johnmick@mayberrycoloradosprings.com</u> Email address	<u>jasonkvols@mayberrycoloradosprings.com</u> Email address
	<u>3296 Divine Heights #208</u> Address	<u>3296 Divine Heights #208</u> Address
	<u>Colorado Springs, CO 80922</u> City State Zip	<u>Colorado Springs, CO 80922</u> City State Zip
<u>9/15/22</u> Signature Date	 Credit Holder Signature	

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	Site Plan Review
Authorization tracking # <u>EP-M034</u>	Date Received <u> 09/23/2022 12:23:28 PM</u>
Date Approved <u>9/16/2022</u>	Received by _____
Approved by <u>RB</u>	SFD <u>SFD221279</u>
Credit balance before use \$ <u>157,030.00</u>	Other _____
Credit use amount per lot \$ <u>3,830.00</u>	
Credit balance after use \$ <u>153,200.00</u>	

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
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>09/23/2022 3:25:43 PM</i>  EPC Planning & Community Development Department
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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.