

PLOT PLAN

380 ATCHISON WAY

MAYBERRY, COLORADO SPRINGS FILING NO. 1A
 A PORTION OF SECTION 14 & 15, T 14S, R 63 W, 6TH PM
 COLORADO SPRINGS, EL PASO COUNTY, COLORADO

FILE-SFD24390
ZONING- PUD
PLAT -14990
AREA - 7403 SQ FT

LOT: 98A
 PLAN: 3XXL
 PARCEL: 3414211009
 ELEVATION: RANCH
 PLAN ELEVATION LETTER: B
 BASEMENT: Y
 MASTER PLAN #: M181086
 MODEL: 10031
 RESIDENCE SIZE: 2354
 BLDG HGT: 27' 9-1/2"
 LOT SIZE: 7403 SF
 AREA COVERAGE STRUCTURE: 2544 SF
 AREA COVERAGE FLATWORK: 905 SF
 % OF LOT COVERAGE: 47% ✓

FRONT YARD LANDSCAPING:
 PRIVATE = 970 SF
 RIGHT-OF-WAY = 1616 SF

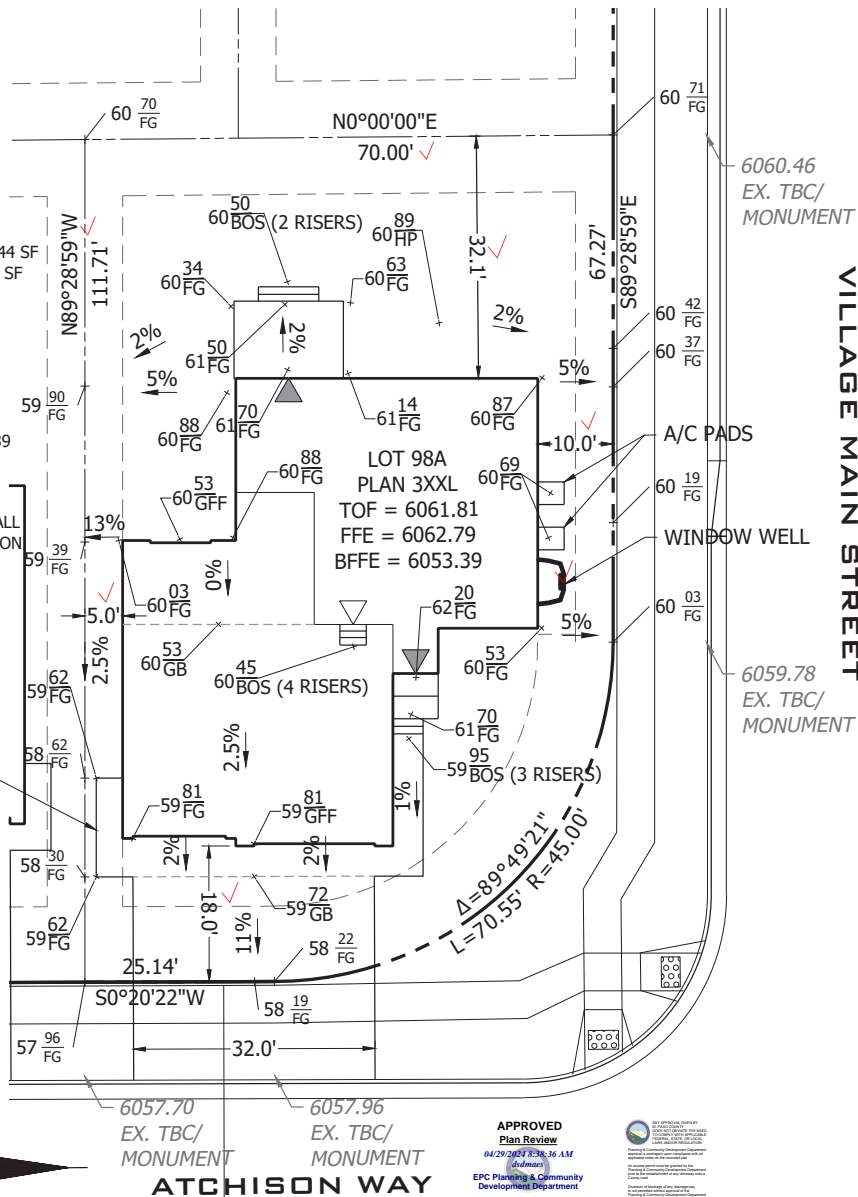
BASEMENT EXCAVATION = 6052.39
 CRAWL EXCAVATION = N/A
 GARAGE EXCAVATION = 6057.14

NOTE: CONTRACTOR TO VERIFY ALL
 ELEVATIONS PRIOR TO EXCAVATION

SLOPE 2% AWAY & TURN
 DOWN OUTSIDE EDGE OF
 WALK FOR ENTIRE
 PERIMETER



SCALE:
 1" = 20'



APPROVED
 Plan Review
 04/29/2024 8:38:36 AM
 Advances
 EPC Planning & Community
 Development Department



APPROVED
 BESCCP
 04/29/2024 8:38:36 AM
 Advances
 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.

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: 03/08/2024	Sheet
Rev: 03/29/2024	98
Drawn: LO	of
Checked: TS	98
Job No.: MC21194	



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 DENVER, COLORADO 80204
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 WWW.RRENGINEERS.COM

EL PASO COUNTY

ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2024

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.*

2/29/24
Date Submitted

Owner of Credits

Authorized Representative (if applicable)

Mayberry Communities
Company

John Mick
Name

719-426-7810
Phone number

johnmick@mayberrycoloradosprings.com
Email address

22108 Cattlemen Run
Address

Mayberry, CO 80808
City State Zip

Mayberry Communities
Company

Jason Kvols
Name

719-426-7810
Phone number

jasonkvols@mayberrycoloradosprings.com
Email address

22108 Cattlemen Run
Address

Mayberry, CO 80808
City State Zip

2/29/24
Signature Date


Credit Holder Signature

Property Information

Address: 380 Atchison Way

Parcel # 3414211009

Legal Description: Lot 98A Blk _____ Mayberry Colorado Springs Filing 1A

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 Credit Balance: \$ 57,450

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP-M081</u>	Date Received _____
Date Approved <u>2/29/2024</u>	Received by _____
Approved by <u>TL</u>	SFD _____
Credit balance before use \$ <u>61,280.00</u>	Other _____
Credit use amount per lot \$ <u>3,830.00</u>	
Credit balance after use \$ <u>57,450.00</u>	

SITE



2023 PPRBC
2021 IECC

Parcel: 3414211009

Address: 380 ATCHISON WAY, CALHAN

Plan Track #: 189000 

Received: 25-Apr-2024 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	679	
Lower Level 2	1068	
Main Level	1131	
Upper Level 1	1223	
	4101	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 4/25/2024 11:28:56 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>04/29/2024 8:40:31 AM</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.