

# PLOT PLAN

407 BLANKET FLOWER ST MAYBERRY, 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

LOT: 22  
 PLAN: 6  
 PARCEL: 3414201022  
 ELEVATION: PRAIRIE  
 BASEMENT: Y  
 MASTER PLAN #: M167683  
 MODEL: M1006  
 RESIDENCE SIZE: 2227  
 BLDG HGT: 18' 6"  
 LOT SIZE: 7,046 SF  
 AREA COVERAGE STRUCTURE: 2871 SF  
 AREA COVERAGE FLATWORK: 499 SF  
 % OF LOT COVERAGE: 48%

FRONT YARD LANDSCAPING:  
 PRIVATE = 917 SF  
 RIGHT-OF-WAY = 1520 SF

BASEMENT EXCAVATION = 6054.95  
 CRAWL EXCAVATION = N/A  
 GARAGE EXCAVATION = 6059.95

NOTE: CONTRACTOR TO VERIFY ALL ELEVATIONS PRIOR TO EXCAVATION

**APPROVED**  
**Plan Review**

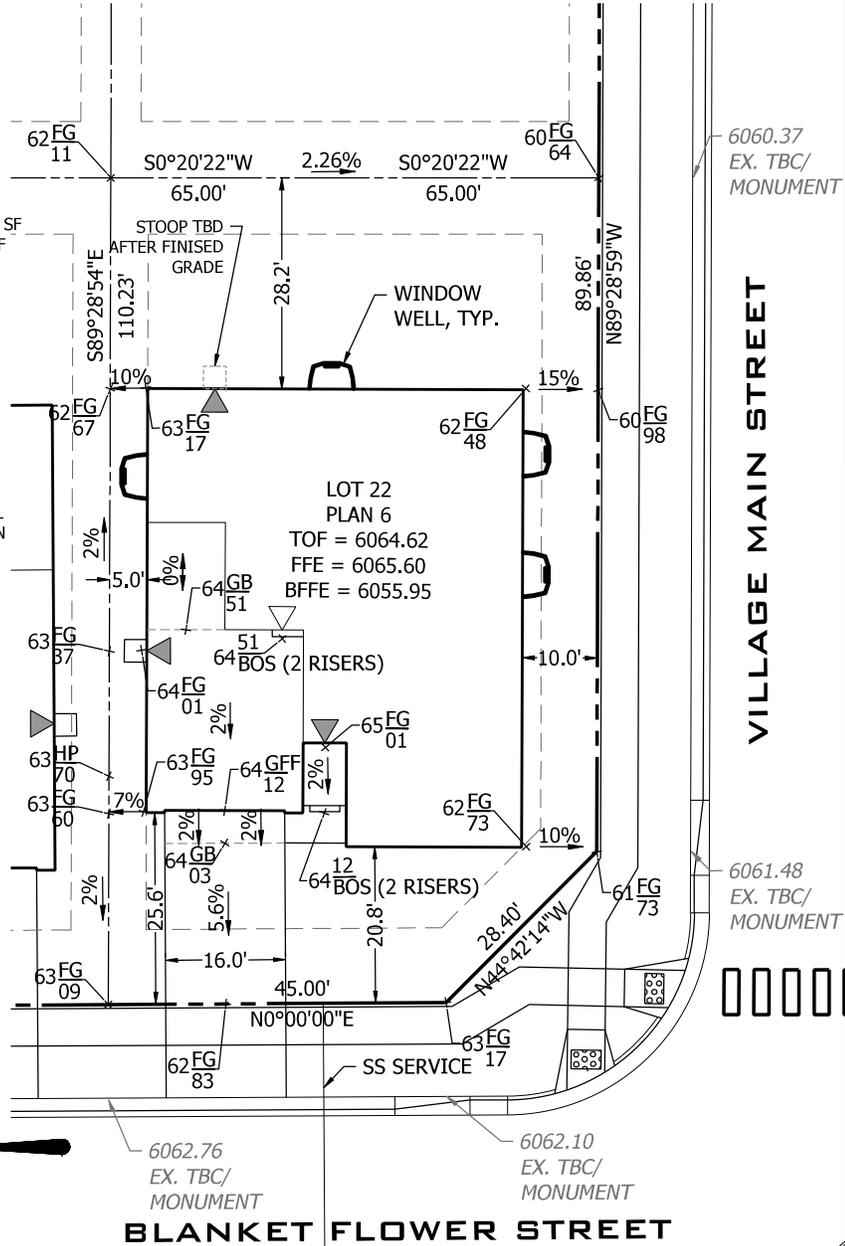
06/28/2023 12:25:37 PM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

**Not Required**  
**BESQCP**

06/28/2023 12:25:43 PM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

Released for Permit

06/28/2023 10:20 AM  
 REGIONAL  
 Building Department  
 Block A  
 ENUMERATION



SPLICE 6/28

SFD221263  
 PLAT 14655  
 ZONE PUD

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN 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 into a County road.

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



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: 08/31/2022  
 Rev: 06/21/2023  
 Drawn: JEP  
 Checked: CJD  
 Job No.: MC21194

Sheet 22 of 98



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



Parcel: 3414201022

Address: 407 BLANKET FLOWER ST, CALHAN

Plan Track #: 166986  Received: 28-Jun-2023 (SIERRAC)

Description: (Splice 06/28/23)

Required PPRBD Departments (1)

**RESIDENCE**

Type of Unit:

Garage	679
Lower Level 2	1000
Main Level	987
Upper Level 1	1014
Total Square Feet	
	3680



Required Outside Departments (1)



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.