PLOT PLAN

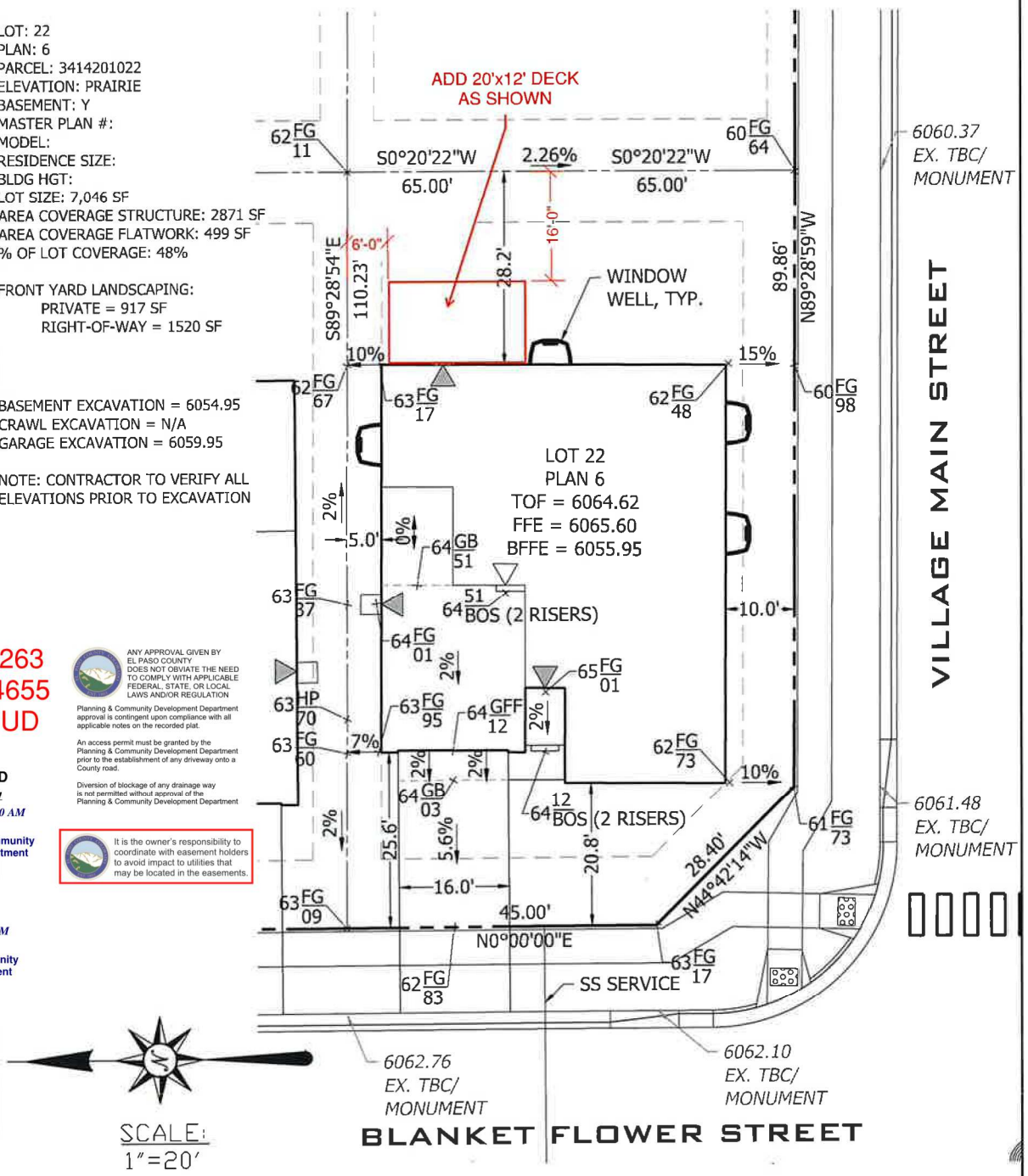
407 BLANKET FLOWER ST MAYBERRY, CO 80808
MAYBERRY, COLORADO SPRINGS FILING NO. 1
A PORTION OF SECTION 14 & 15, T 14S, R 63 W, 6TH PM
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

LOT: 22
PLAN: 6
PARCEL: 3414201022
ELEVATION: PRAIRIE
BASEMENT: Y
MASTER PLAN #:
MODEL:
RESIDENCE SIZE:
BLDG HGT:
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



SCALE:
1"=20'

SFD221263
PLAT 14655
ZONE PUD

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.

Diversion of blockage of any drainage way is not permitted without approval of the 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.

APPROVED
Plan Review
09/15/2023 10:41:00 AM
dsdarchuleta
EPC Planning & Community Development Department

APPROVED
BESQCP
09/15/2023 10:41:18 AM
dsdarchuleta
EPC Planning & Community Development Department

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.

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	Sheet 22 of 98
Rev: 06/21/2023	
Drawn: JEP	
Checked: CJD	
Job No.: MC21194	

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