

FILE - SFD24483
ZONING - PUD
PLAT - 14990
AREA - 5190 SQ FT

PLOT PLAN

379 BLANKET FLOWER STREET
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

LOT: 90A
PLAN: 2
PARCEL: 3414211001
ELEVATION: CRAFTSMAN
PLAN ELEVATION LETTER: E
BASEMENT: N
MASTER PLAN #: M176672
MODEL: 10023
RESIDENCE SIZE: 2001
BLDG HGT: 25' 9-1/2"
LOT SIZE: 5190 SF
AREA COVERAGE STRUCTURE: 1664 SF
AREA COVERAGE FLATWORK: 732 SF
% OF LOT COVERAGE: 46% ✓

FRONT YARD LANDSCAPING:
PRIVATE = 756 SF
RIGHT-OF-WAY = 1396 SF

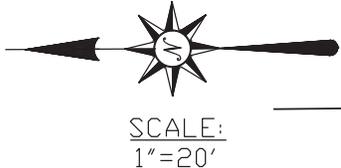
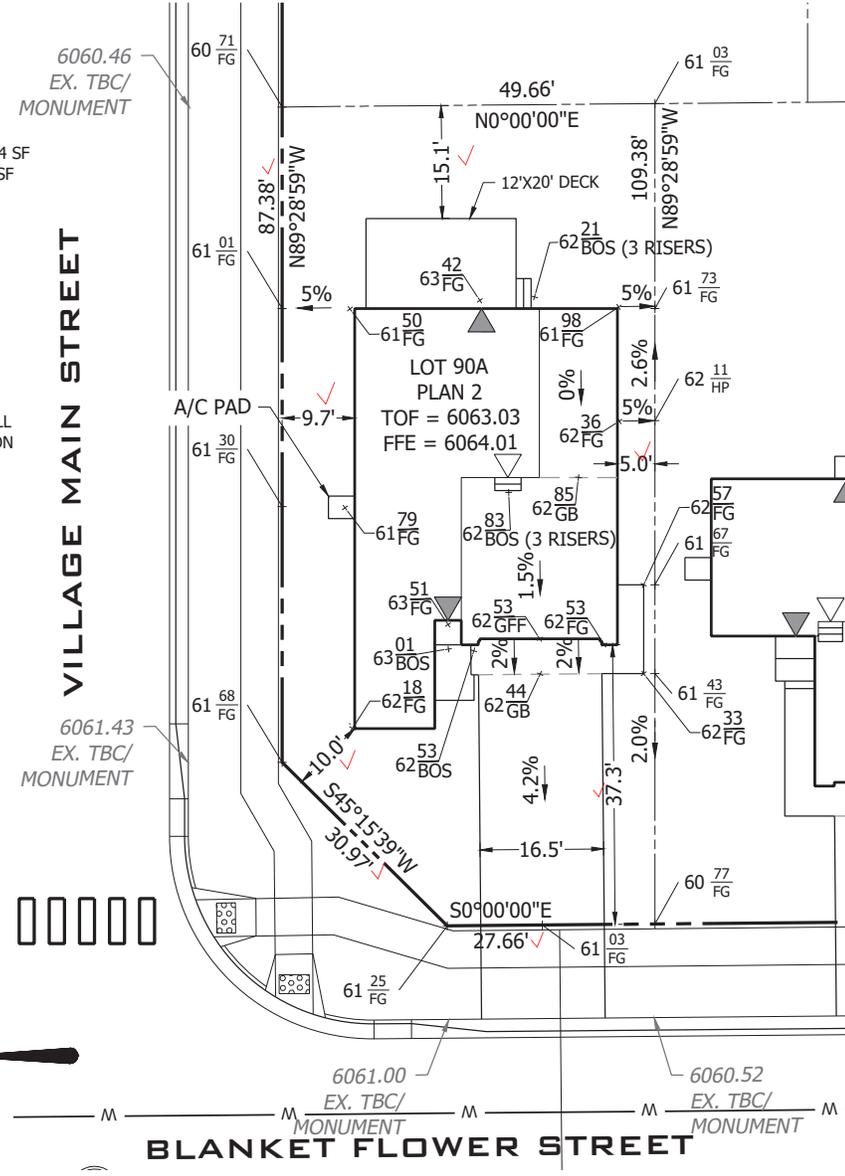
BASEMENT EXCAVATION = N/A
CRAWL EXCAVATION = 6058.36
GARAGE EXCAVATION = 6058.36

NOTE: CONTRACTOR TO VERIFY ALL ELEVATIONS PRIOR TO EXCAVATION

Released for Permit
05/14/2024 11:32:59 AM
APPROVED
Plan Review
05/15/2024 2:31:45 PM
(Signature)
EPC Planning & Community Development Department

APPROVED
BESQCP
05/15/2024 2:33:39 PM
(Signature)
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:		R&R ENGINEERS-SURVEYORS, INC.	
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: 04/24/2024	Sheet 90 of 98	1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PH: 303-753-6730 WWW.RRENGINEERS.COM
	Drawn: LO		
	Checked: TS		
	Job No.: MC21194		

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.*

4/19/24

Date Submitted

Owner of Credits

Authorized Representative (if applicable)

Mayberry Communities
Company

John Mick
Name

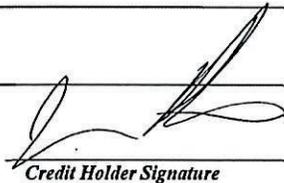
541-810-2122
Phone number

johnmick@mayberrycoloradosprings.com
Email address

22108 Cattlemen Run
Address

Mayberry, CO 80808
City State Zip

4/19/24
Signature Date


Credit Holder Signature

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

Property Information

Address: 379 Blanket Flower

Parcel # 3414211001

Legal Description: Lot 90A 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: \$ 3,830 Credit Balance: \$ 22,980

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP-M090</u>	Date Received <u> 05/15/2024 2:37:45 PM</u>
Date Approved <u>4/19/2024</u>	Received by <u>SFD 24483</u>
Approved by <u>TL</u>	Other _____
Credit balance before use <u>\$26,810.00</u>	
Credit use amount per lot <u>\$ 3,830.00</u>	
Credit balance after use <u>\$22,980.00</u>	

SITE



2023 PPRBC
2021 IECC

Parcel: 3414211001

Address: 379 BLANKET FLOWER ST, CALHAN

Plan Track #: 189734 

Received: 14-May-2024 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	679	
Lower Level 2	882	
Main Level	987	
Upper Level 1	1014	
	3562	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 5/14/2024 11:33:14 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>05/15/2024 2:33:39 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.