

# PLOT PLAN

365 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

**PUD**  
**PLAT 14990**

**SFD24491**

LOT: 91A  
 PLAN: 0  
 PARCEL: 3414211002  
 ELEVATION: MODERN  
 PLAN ELEVATION LETTER: D  
 BASEMENT: N  
 MASTER PLAN #: M175349  
 MODEL: M1000  
 RESIDENCE SIZE: 1608  
 BLDG HGT: 25' 5-1/2"  
 LOT SIZE: 5469 SF  
 AREA COVERAGE STRUCTURE: 1150 SF  
 AREA COVERAGE FLATWORK: 463 SF  
 % OF LOT COVERAGE: 29%

FRONT YARD LANDSCAPING:  
 PRIVATE = 952 SF  
 RIGHT-OF-WAY = 233 SF

BASEMENT EXCAVATION = N/A  
 CRAWL EXCAVATION = 6058.40  
 GARAGE EXCAVATION = 6058.40

NOTE: CONTRACTOR TO VERIFY ALL  
 ELEVATIONS PRIOR TO EXCAVATION

**APPROVED**  
**BESQCP**  
 05/16/2024 11:43:20 AM  
 EPC Planning & Community  
 Development Department

**APPROVED**  
**Plan Review**  
 05/16/2024 11:43:31 AM  
 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.

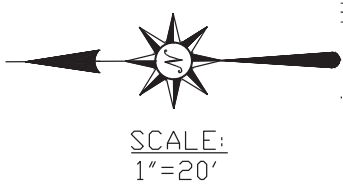
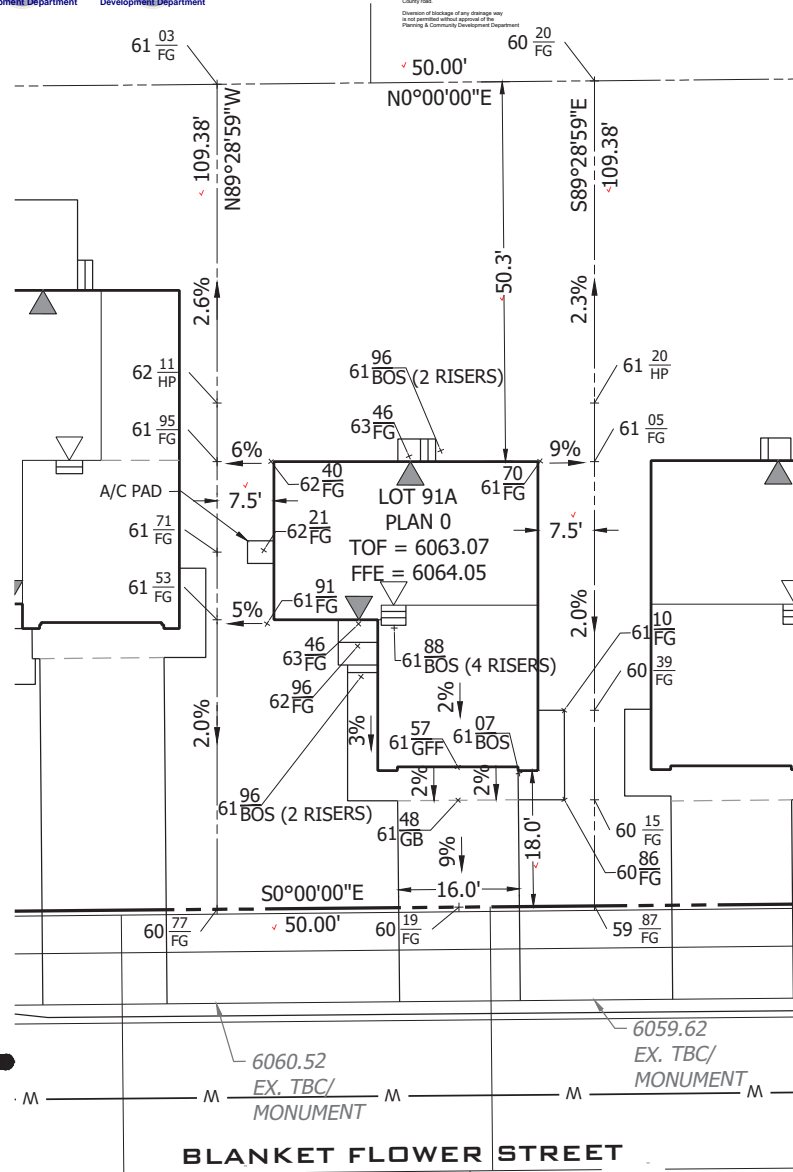
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CREATE THE NEED TO OBEY STATE OR FEDERAL LAWS AND/OR REGULATIONS.

Planning & Community Development Department approval is contingent upon compliance with all applicable codes on the recorded plan.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County tract.

Division of Stalrage of any drainage way and not provided without approval of the Planning & Community Development Department.

Released for Permit  
 05/14/2024 11:26:17 AM  
 EPC Planning & Community  
 Development Department  
 ENGINEER  
 ENUMERATION



- 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.

<b>PREPARED FOR:</b>		 <b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PH: 303-753-6730 WWW.RRENGINEERS.COM	
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.	<b>Date:</b> 04/24/2024 <b>Drawn:</b> LO <b>Checked:</b> TS <b>Job No.:</b> MC21194		<b>Sheet</b> 91 of 98

# 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](mailto: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

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

4/19/24  
Signature Date

  
Credit Holder Signature

### Property Information

Address: 365 Blanket Flower

Parcel # 3414211002


Legal Description: Lot 91A 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: \$ 19,150

**\*\*\*COUNTY USE ONLY BELOW THIS LINE\*\*\***

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP-M091</u>	Date Received <u></u>
Date Approved <u>4/19/2024</u>	Received by <u>05/16/2024 1:37:21 AM</u>
Approved by <u>TL</u>	SFD <u>SFD24491</u>
Credit balance before use \$ <u>22,980.00</u>	Other _____
Credit use amount per lot \$ <u>3,830.00</u>	
Credit balance after use \$ <u>19,150.00</u>	

# SITE



2023 PPRBC  
2021 IECC

Address: 365 BLANKET FLOWER ST, CALHAN

Parcel: 3414211002

Plan Track #: 189735 

Received: 14-May-2024 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	477	
Main Level	682	
Upper Level 1	926	
	2085	Total Square Feet

## Required PPRBD Departments (2)

<p><b>Enumeration</b></p> <p><b>APPROVED</b></p> <p><b>BRENT</b></p> <p><b>5/14/2024 11:36:38 AM</b></p>	<p><b>Floodplain</b></p> <p><b>(N/A) RBD GIS</b></p>
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## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p><i>05/16/2024 11:44:41 AM</i></p> <p><i>dsdyounger</i></p> <p><b>EPC Planning &amp; Community Development Department</b></p>
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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.