

# RICHMOND AMERICAN HOMES

JOB#28380053

## PLOT PLAN

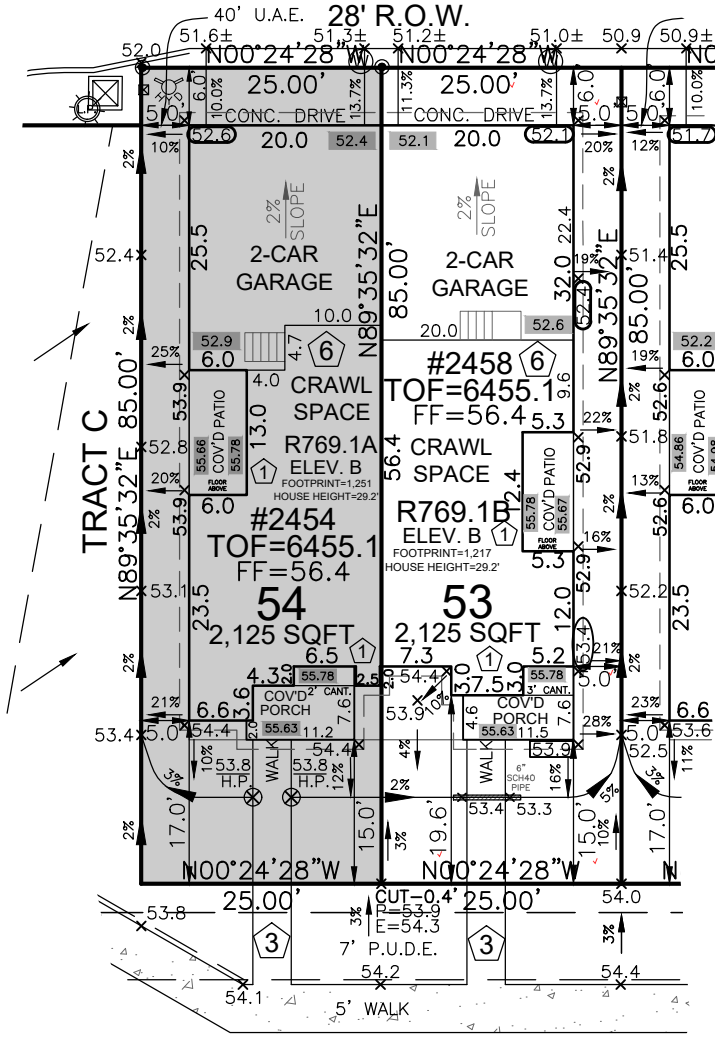
LOT 53

LOT 53 SCHEDULE NUMBER 5405101083

~~LOT 54 SCHEDULE NUMBER 5405101084~~

**SFD24532**

### TRACT F FOUNTAIN GRASS GROVE



**APPROVED**  
**BESQCP**  
05/23/2024 8:46:15 AM  
dsdyounger  
EPC Planning & Community  
Development Department

**APPROVED**  
**Plan Review**  
05/23/2024 8:46:19 AM  
dsdyounger  
EPC Planning & Community  
Development Department

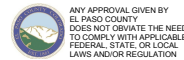
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



HAYLEY YOUNG, P.E.  
DATE: 04.20.24

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.

52  
15.0'  
FRONT  
SETBACK



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

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.

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



T. CHRIS MADRID, P.L.S.  
DATE: 04.20.24

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

AVG F.G CALC.
54.4
53.9
52.1
+ 52.1
212.5/4= 53.1

ALLEY SETBACK DRIVE COVERAGE
ALLEY SETBACK=150 SF
DRIVE COVERAGE IN
ALLEY SETBACK=109 SF
COVERAGE=72.6%

### HANNAH RIDGE DRIVE 80' R.O.W.

**NOTE:**  
LOTS 45-64 WILL BE ADDRESSED FROM HANNAH RIDGE DRIVE, 89-94 WILL BE ADDRESSED FROM FOERSTER GRASS VIEW - WITH ADDRESSES PLACED ON THE FRONT ONLY.

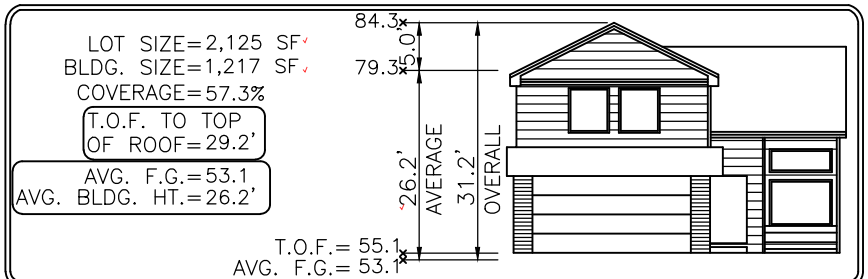
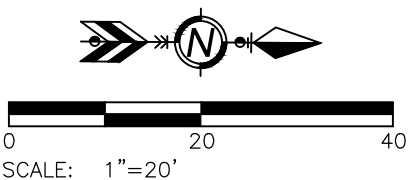
#### SITE SPECIFIC PLOT PLAN NOTES:

- LOT = 54
- TOF = 55.1
- GARAGE SLAB = 52.4
- GRADE BEAM = 36" (55.1 - 52.4 = 02.7 \* 12 = 32" + 4" = 36") \*FROST DEPTH MUST BE MAINTAINED
- POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION
- LOWERED FINISH GRADE AT PATIO
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

#### LEGEND

LOWERED FINISH GRADE:
(XX.X) HOUSE
(XX.X) PORCH
(XX.X) GARAGE/CRAWL SPACE
(XX.X) FOUNDATION STEP
(XX) CONCRETE
(X) RISER COUNT
(XX.XX) CONCRETE ELEVATION
(XX.X) GRADING PLAN ELEVATION
--- OVEREX LIMITS

Released for Permit  
04/30/2024 4:01:00 PM  
Becky A  
ENUMERATION



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

LOT 53 MODEL OPTIONS: R769.1-B/2-CAR/CRAWL SPACE  
LOT 54 MODEL OPTIONS: R769.1-B/2-CAR/CRAWL SPACE

SUBDIVISION: URBAN COLLECTION AT PALMER VILLAGE

COUNTY: EL PASO **PUD CAD-O PLAT 14832**

ADDRESS: 2458 HANNAH RIDGE DRIVE

**MINIMUM SETBACKS:**  
FRONT: 15'  
REAR: 6'  
SIDE: 5'

**DRAWN BY:** DV **DATE:** 04.19.24



6841 South Yosemite Street #100  
Centennial, CO 80112 USA  
Phone: (303) 850-0559  
Fax: (303) 850-0711  
E-mail: info@bjsurvey.net

#### GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 05.30.23



May 16, 2024

Marea Newmark  
SCO Construction Admin Manager  
Richmond American Homes  
4350 S. Monaco St.  
Denver, CO 80237

RE: Comcast consent; Eaves Encroachment  
Feathergrass / Urban Collection at Palmer Lake.  
Lots 13-24; 2429 Vanhoutte View thru 2495 Vanhoutte View  
Lots 25-40 ; 2426 Serviceberry Grove thru 2467 Serviceberry Grove  
Lots 41-44; 7371 Fountain Grass Grove thru 7383 Fountain Grass Grove  
Lots 47-54; 2454 Hannah Ridge Drive thru 2482 Hannah Ridge Drive

You contacted us requesting a letter of consent to encroach on the side lot easement for the above listed address.

Comcast has no issue and will grant consent.

This consent does not release any easement rights that Comcast has for this property.

Don't hesitate to contact me if there are any further questions.

Best Regards,

A handwritten signature in cursive script that reads "Jason Jacobsen".

Jason Jacobsen  
Construction Supervisor  
Jason\_Jacobsen@cable.comcast.com



Memorandum

To: Marea Newmark, Richmond American Homes Date: May 08, 2024

From: Drew Makings Dept: Development Services

Re: Easement Encroachment Request for certain lots in Feathergrass.

This memo is in response to your May 1st, 2024 request for overhead roof eaves, soffit (aerial) and window well(s) (surficial) to encroach into the respective side lot easements for the following properties:

<ul style="list-style-type: none"> <li>• 2495 Vanhoutte View</li> <li>• 2489 Vanhoutte View</li> <li>• 2483 Vanhoutte View</li> <li>• 2477 Vanhoutte View</li> <li>• 2471 Vanhoutte View</li> <li>• 2465 Vanhoutte View</li> <li>• 2459 Vanhoutte View</li> <li>• 2453 Vanhoutte View</li> <li>• 2447 Vanhoutte View</li> <li>• 2441 Vanhoutte View</li> <li>• 2435 Vanhoutte View</li> <li>• 2429 Vanhoutte View</li> <li>• 2426 Serviceberry Grove</li> <li>• 2432 Serviceberry Grove</li> <li>• 2438 Serviceberry Grove</li> <li>• 2444 Serviceberry Grove</li> <li>• 2450 Serviceberry Grove</li> <li>• 2456 Serviceberry Grove</li> <li>• 2462 Serviceberry Grove</li> <li>• 2468 Serviceberry Grove</li> </ul>	<ul style="list-style-type: none"> <li>• 2474 Serviceberry Grove</li> <li>• 2480 Serviceberry Grove</li> <li>• 2486 Serviceberry Grove</li> <li>• 2492 Serviceberry Grove</li> <li>• 2485 Serviceberry Grove</li> <li>• 2479 Serviceberry Grove</li> <li>• 2473 Serviceberry Grove</li> <li>• 2467 Serviceberry Grove</li> <li>• 7389 Fountain Grass Grove</li> <li>• 7383 Fountain Grass Grove</li> <li>• 7377 Fountain Grass Grove</li> <li>• 7371 Fountain Grass Grove</li> <li>• 2482 Hannah Ridge Drive</li> <li>• 2478 Hannah Ridge Drive</li> <li>• 2474 Hannah Ridge Drive</li> <li>• 2470 Hannah Ridge Drive</li> <li>• 2466 Hannah Ridge Drive</li> <li>• 2462 Hannah Ridge Drive</li> <li>• 2458 Hannah Ridge Drive</li> <li>• 2454 Hannah Ridge Drive</li> </ul>
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Colorado Springs Utilities does not object to the request to allow the subject easement encroachment provided that the following acknowledgements are made:

1. The projection does not deviate from the permitted plans with respect to location and dimension.
2. The location of any Utilities owned Natural Gas service is per Colorado Springs Utilities Gas Line Extension & Service Standards (2022)
3. The projection does not extend into the Side Lot Easement more than a maximum of Eighteen (18) inches.
4. If it is necessary to relocate any existing utility facilities, then such relocation shall be at the Applicant's expense, and if required, Applicant shall grant new easements for the relocated facilities.
5. This Response is only pertinent to Colorado Springs Utilities as ONE of MANY entities that has rights to this easement. Approval by CSU does NOT represent a WHOLESAL APPROVAL for this activity as there are other public entities that retain right under the Public Utility Easement.

Please contact me if you need additional information. Thank you,

Drew Makings, Engineer V  
Utilities Development Services 668-8127

# SITE



2023 PPRBC  
2021 IECC

Address: 2458 HANNAH RIDGE DR, COLORADO SPRINGS

Parcel: 5405101083

Plan Track #: 189204  Received: 30-Apr-2024 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	443	
Main Level	629	
Upper Level 1	846	
	1918	Total Square Feet

## Required PPRBD Departments (2)

<p><b>Enumeration</b></p> <p><b>APPROVED</b></p> <p><b>BECKYA</b></p> <p><b>4/30/2024 4:06:49 PM</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>05/23/2024 8:47:07 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.