15.0

FRONT

SETBACK

SFD24404 PLAT 14832 PUD CAD-O

> APPROVED Plan Review 05/17/2024 10:46:25 AM

RICHMOND AMERICAN HOMES JOB#28380016

PLOT PLAN

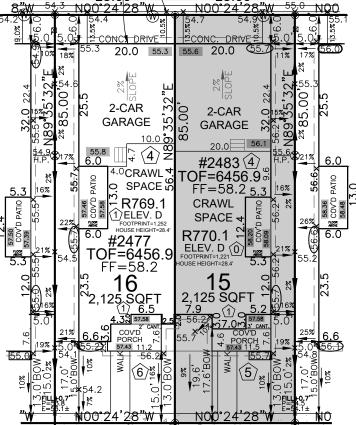
LOT 15 SCHEDULE NUMBER 5405101045

LOT 16 SCHEDULE NUMBER 5405101046



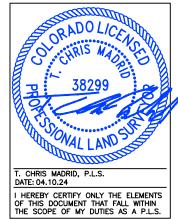
15.0' FRONT SETBACK

VANHOUTTE VIEW 40' UAF -28' R.O.W. 25.00 25.00 20.0 55.3 20.0



TRACT F

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



AVG F.G CALC

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

LOTS 1-24 ADDRESSED FROM VANHOUTTE VIEW, 25-40 ADDRESSED FROM SERVICEBERRY GROVE, 41-44 ADDRESSED FROM FOUNTAIN GRASS **GROVE,65-74 ADDRESSED FROM FOUNTAIN** GRASS GROVE, 75-88 ADDRESSED FROM PURPLE FOUNTAIN POINT, 95-100 ADDRESSED FROM FOERSTER GRASS VIEW - WITH ADDRESSES PLACED AT FRONT & REAR OF THE HOME.

25.00

SITE SPECIFIC PLOT PLAN NOTES:

IOT = 16TOF = 56.9

GARAGE SLAB = 55.3

25.°90

GRADE BEAM = 23" (56.9 - 55.3 = 01.6 * 12 = 19" + 4" = 23") *FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE LOWERED FINISH GRADE ALONG HOUSE

CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LOT = 15

TOF = 56.9

GARAGE SLAB = 55.6

GRADE BEAM = 20" (56.9 - 55.6 = 01.3 * 12 = 16" + 4" = 20") *FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE AT PATIO LOWERED FINISH GRADE AT PORCH 14"

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

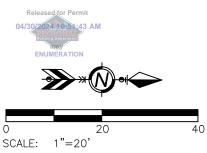
CONCRETE

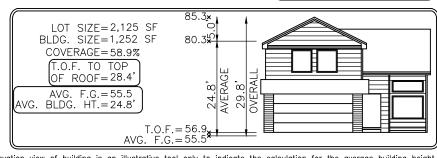
RISER COUNT

XX.XX CONCRETE ELEVATION

[XX.X] GRADING PLAN ELEVATION

OVEREX LIMITS





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

MODEL OPTIONS: R770.1-D/2-CAR/CRAWL SPACE LOT

LOT 16 MODEL OPTIONS: R769.1-D/2-CAR/CRAWL SPACE

SUBDIVISION: URBAN COLLECTION AT PALMER VILLAGE

COUNTY: EL PASO

ADDRESS: 2477 VANHOUTTE VIFW

MINIMUM SETBACKS:

FRONT:15 REAR: 6 SIDE: 5

DRAWN BY: DV

Surveyin**g**, Inc.

DATE: 03.01.24

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

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



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:

2495 Vanhoutte View	 2474 Serviceberry Grove
2489 Vanhoutte View	• 2480 Serviceberry Grove
2483 Vanhoutte View	• 2486 Serviceberry Grove
2477 Vanhoutte View	• 2492 Serviceberry Grove
2471 Vanhoutte View	• 2485 Serviceberry Grove
2465 Vanhoutte View	• 2479 Serviceberry Grove
2459 Vanhoutte View	• 2473 Serviceberry Grove
2453 Vanhoutte View	• 2467 Serviceberry Grove
2447 Vanhoutte View	 7389 Fountain Grass Grove
2441 Vanhoutte View	 7383 Fountain Grass Grove
2435 Vanhoutte View	 7377 Fountain Grass Grove
2429 Vanhoutte View	 7371 Fountain Grass Grove
2426 Serviceberry Grove	• 2482 Hannah Ridge Drive
2432 Serviceberry Grove	• 2478 Hannah Ridge Drive
2438 Serviceberry Grove	• 2474 Hannah Ridge Drive
2444 Serviceberry Grove	• 2470 Hannah Ridge Drive
2450 Serviceberry Grove	• 2466 Hannah Ridge Drive
2456 Serviceberry Grove	• 2462 Hannah Ridge Drive
2462 Serviceberry Grove	 2458 Hannah Ridge Drive
2468 Serviceberry Grove	• 2454 Hannah Ridge Drive

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 WHOLESALE 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



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,

Jason Jacobsen

Construction Supervisor

Jason Jacobsen

Jason_Jacobsen@cable.comcast.com

SITE



2023 PPRBC 2021 IECC

Parcel: 5405101046

Address: 2477 VANHOUTTE VW, COLORADO SPRINGS

Description:

RESIDENCE

Type of Unit:

Garage	450
Main Level	636
Upper Level 1	812

1898 Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

AMY

4/30/2024 10:52:09 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

05/17/2024 10:46:59 AM dsdrangel

EPC Planning & Community Development Department

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.