

RICHMOND AMERICAN HOMES JOB#28380048

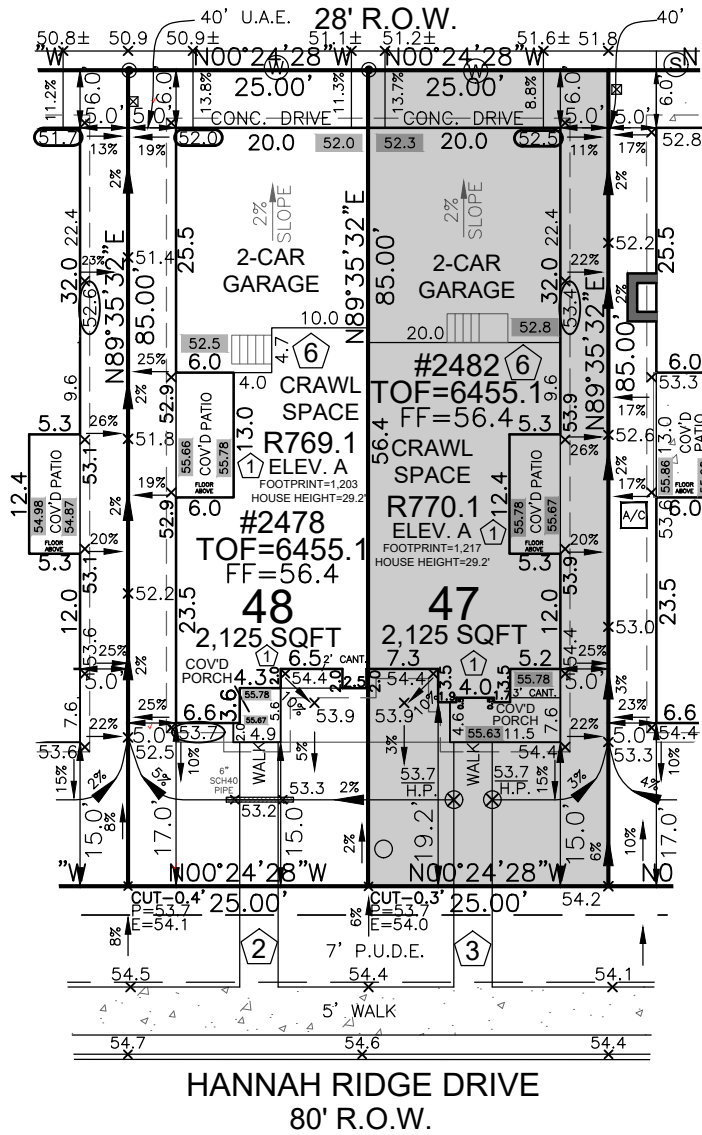
PLOT PLAN

LOT 48

TRACT F
FOUNTAIN GRASS GROVE

~~LOT 47 SCHEDULE NUMBER 5405101077~~

LOT 48 SCHEDULE NUMBER 5405101078



SFD24530

**APPROVED
BESQCP**

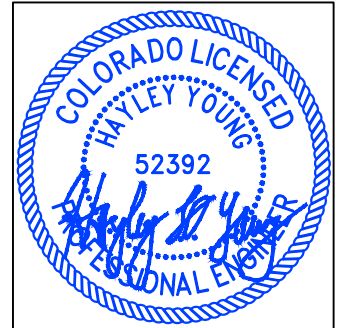
05/22/2024 4:21:05 PM
dsdyounger

EPC Planning & Community
Development Department

**APPROVED
Plan Review**

05/22/2024 4:21:13 PM
dsdyounger

EPC Planning & Community
Development Department



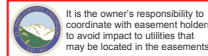
HAYLEY YOUNG, P.E.
DATE: 04.20.24

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

46

15.0'
FRONT
SETBACK

(GRADING CERTIFICATION
PASSED ON 04.18.23.)



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	
53.7	
52.0	
+52.0	
212.1/4 =	53.0

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

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.

LOT = 48
TOF = 55.1
GARAGE SLAB = 52.0
GRADE BEAM = 41"
(55.1 - 52.0 = 03.1 * 12 = 37" + 4" = 41")
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE
POUR TALLER WALL IN GARAGE
TO MAINTAIN FROST PROTECTION
LOWERED FINISH GRADE AT PATIO
CUT/FILL AT LOCATIONS SHOWN FOR
ADEQUATE DRAINAGE

SITE SPECIFIC PLOT PLAN NOTES:

LOT = 47
TOF = 55.1
GARAGE SLAB = 52.3
GRADE BEAM = 38"
(55.1 - 52.3 = 02.8 * 12 = 34" + 4" = 38")
*FROST DEPTH MUST BE MAINTAINED

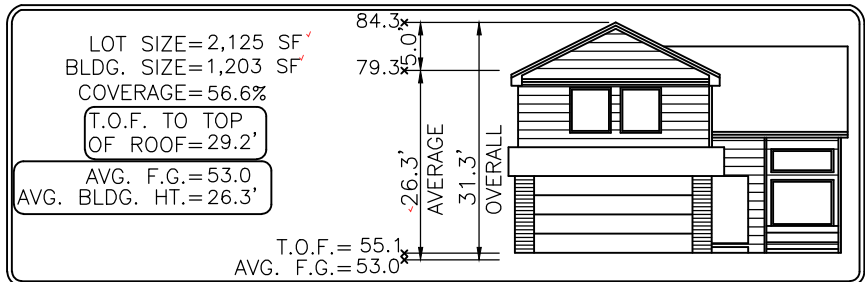
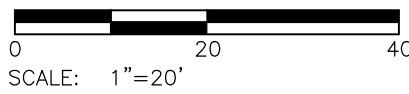
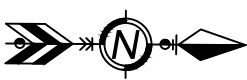
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ADEQUATE DRAINAGE

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 2:08:13 PM
REGIONAL
Building Department
ENUMERATION



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

~~LOT 47 MODEL OPTIONS: R770.1-A/2-CAR/CRAWL SPACE~~
LOT 48 MODEL OPTIONS: R769.1-A/2-CAR/CRAWL SPACE

SUBDIVISION: URBAN COLLECTION AT PALMER VILLAGE	
COUNTY: EL PASO PUD CAD-O PLAT 14832	
ADDRESS: 2478 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: <ul style="list-style-type: none"> 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">• 2495 Vanhoutte View• 2489 Vanhoutte View• 2483 Vanhoutte View• 2477 Vanhoutte View• 2471 Vanhoutte View• 2465 Vanhoutte View• 2459 Vanhoutte View• 2453 Vanhoutte View• 2447 Vanhoutte View• 2441 Vanhoutte View• 2435 Vanhoutte View• 2429 Vanhoutte View• 2426 Serviceberry Grove• 2432 Serviceberry Grove• 2438 Serviceberry Grove• 2444 Serviceberry Grove• 2450 Serviceberry Grove• 2456 Serviceberry Grove• 2462 Serviceberry Grove• 2468 Serviceberry Grove	<ul style="list-style-type: none">• 2474 Serviceberry Grove• 2480 Serviceberry Grove• 2486 Serviceberry Grove• 2492 Serviceberry Grove• 2485 Serviceberry Grove• 2479 Serviceberry Grove• 2473 Serviceberry Grove• 2467 Serviceberry Grove• 7389 Fountain Grass Grove• 7383 Fountain Grass Grove• 7377 Fountain Grass Grove• 7371 Fountain Grass Grove• 2482 Hannah Ridge Drive• 2478 Hannah Ridge Drive• 2474 Hannah Ridge Drive• 2470 Hannah Ridge Drive• 2466 Hannah Ridge Drive• 2462 Hannah Ridge Drive• 2458 Hannah Ridge Drive• 2454 Hannah Ridge Drive
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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: 2478 HANNAH RIDGE DR, COLORADO SPRINGS

Parcel: 5405101078

Plan Track #: 189183 

Received: 30-Apr-2024 (AMY)

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 2:00:29 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>05/22/2024 4:22:07 PM</i> <i>dsdyounger</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.