

RICHMOND AMERICAN HOMES

JOB#28380062

PLOT PLAN

LOT 62

REVISIONS:	
07.14.23	- AS-BUILT AND CRITERIA UPDATE. - MH
07.27.23	- UPDATED FOUNDATIONS - DV

LOT 62 SCHEDULE NUMBER 5405104030

SFD23 P&I
PLAT 14832
ZONE CS CAD-O

APPROVED
Plan Review
12/13/2023 3:59:35 PM
ddarchuleta
EPC Planning & Community
Development Department

APPROVED
BESQCP
12/13/2023 3:59:40 PM
ddarchuleta
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY THIS COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND REGULATIONS.
Planning & Community Development Department approval is contingent upon compliance with all applicable codes 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 Storage of any storage way is not permitted without approval of the 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.

Released for Permit
12/12/2023 3:12:12 PM

HANNAH RIDGE DRIVE
ENUMERATION

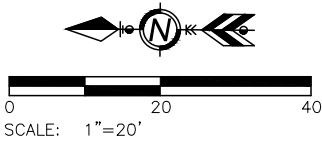
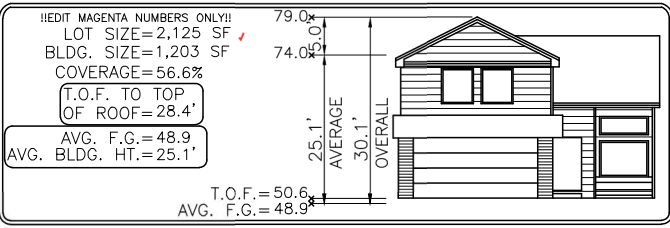
HANNAH RIDGE DRIVE
80' R.O.W.
7' PERIMETER PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.)

SITE SPECIFIC PLOT PLAN NOTES:

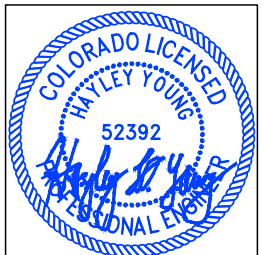
- | | |
|---|---|
| LOT = 61 | LOT = 62 |
| TOF = 50.6 | TOF = 50.6 |
| GARAGE SLAB = 48.0 | GARAGE SLAB = 48.0 |
| GRADE BEAM = 35"
(50.6 - 48.0 = 02.6 * 12 = 31" + 4" = 35")
*FROST DEPTH MUST BE MAINTAINED | GRADE BEAM = 35"
(50.6 - 48.0 = 02.6 * 12 = 31" + 4" = 35")
*FROST DEPTH MUST BE MAINTAINED |
| LOWERED FINISH GRADE ALONG HOUSE | LOWERED FINISH GRADE ALONG HOUSE |
| LOWERED FINISH GRADE AT PORCH 14" | POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION |
| POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION | |

AVG. F.G. CALC.
49.9
49.0
48.0
+47.7
195.5/4 = 48.9

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



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



HAYLEY YOUNG, P.E.
DATE: 07.27.23
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
DATE: 07.27.23
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

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.

LEGEND

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

~~LOT 61 MODEL OPTIONS: R770.1-C/2-CAR/CRAWL SPACE~~

LOT 62 MODEL OPTIONS: R769.1-C/2-CAR/CRAWL SPACE

SUBDIVISION: URBAN COLLECTION AT PALMER VILLAGE

COUNTY: EL PASO

ADDRESS: 2483 HANNAH RIDGE DRIVE

MINIMUM SETBACKS:

FRONT: 15'
REAR: 6'
SIDE: 5'

DRAWN BY: AG

DATE: 08.11.22



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: 07.18.22

SITE

2023 PPRBC
2021 IECC



Parcel: 5405104030

Address: 2483 HANNAH RIDGE DR, COLORADO SPRINGS

Plan Track #: 184337  Received: 12-Dec-2023 (BRENT)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	450	Total Square Feet
Main Level	636	
Upper Level 1	812	
		1898

Enumeration
APPROVED
BRENT
12/12/2023 3:12:27 PM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
12/13/2023 4:03:11 PM
dsdarchuleta
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.



Colorado Springs Utilities
It's how we're all connected

March 2, 2023

Richmond American Homes
Attn: Marea Newmark
4350 S Monaco Street
Denver, CO 80237

Sent Via Email: Marea.Newmark@mdch.com

RE: Encroachment approval for Urban Collection at Palmer Village

To Whom it may Concern:

Reference is made to your proposal to encroach into the 5' side lot and 7' rear lot easements at Urban Collection at Palmer Village for the following addresses:

Lot 55 – 2455 Hannah Ridge Drive
Lot 56 – 2459 Hannah Ridge Drive
Lot 57 – 2463 Hannah Ridge Drive
Lot 58 – 2467 Hannah Ridge Drive
Lot 59 – 2471 Hannah Ridge Drive
Lot 60 – 2475 Hannah Ridge Drive
Lot 61 – 2479 Hannah Ridge Drive
Lot 62 – 2483 Hannah Ridge Drive
Lot 63 – 2487 Hannah Ridge Drive
Lot 64 – 2491 Hannah Ridge Drive
Lot 65 – 7533 Fountain Grass Grove
Lot 66 – 7527 Fountain Grass Grove
Lot 67 – 7521 Fountain Grass Grove
Lot 68 – 7515 Fountain Grass Grove
Lot 69 – 7497 Fountain Grass Grove
Lot 70 – 7491 Fountain Grass Grove
Lot 71 – 7485 Fountain Grass Grove
Lot 72 – 7479 Fountain Grass Grove
Lot 73 – 7473 Fountain Grass Grove
Lot 74 – 7467 Fountain Grass Grove
Lot 75 – 2430 Purple Fountain Point
Lot 76 – 2436 Purple Fountain Point
Lot 77 – 2442 Purple Fountain Point
Lot 78 – 2448 Purple Fountain Point
Lot 79 – 2454 Purple Fountain Point
Lot 80 – 2460 Purple Fountain Point
Lot 81 – 2466 Purple Fountain Point
Lot 82 – 2472 Purple Fountain Point
Lot 83 – 2478 Purple Fountain Point
Lot 84 – 2484 Purple Fountain Point

Lot 89 – 2466 Foerster Grass View
Lot 90 – 2458 Foerster Grass View
Lot 91 – 2450 Foerster Grass View
Lot 92 – 2442 Foerster Grass View

Please be advised that we have reviewed the request and that Colorado Springs Utilities (CSU) has no objections to the eave encroachment within the 5' side and 7' rear easements within the Urban Collection at Palmer Village. Please ensure all utilities are located and required clearances are met prior to any work being completed on site.

You are further advised to contact all other utility providers regarding these encroachments' requests. CSU only services gas within this subdivision and is not the provider for electric, water, wastewater, or communications.

If you have further questions, please feel free to contact me at 668-5567.

Drew Makings

A handwritten signature in black ink that reads "Drew Makings". The signature is written in a cursive, flowing style.

Development Services

Ginny Halvorson

A handwritten signature in blue ink that reads "Ginny Halvorson". The signature is written in a cursive, flowing style.

Field Engineering



March 6, 2023

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

RE: Comcast consent; Eaves Encroachment
Urban Collection at Palmer Lake Lots 55 thru 84, & 89 thru 92
2455 Hannah Ridge Dr. thru 2491 Hannah Ridge Dr.
7467 Fountain Grass Grv. thru 7533 Fountain Grass Grv.
2430 Purple Fountain Pt. thru 2484 Purple Fountain Pt.
2442 Foerster Grass Vw. thru 2466 Foerster Grass Vw.

Marea,

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 black ink that reads "Jason Jacobsen".

Jason Jacobsen
Construction Supervisor
Jason_Jacobsen@cable.comcast.com