

RICHMOND AMERICAN HOMES JOB#28380064

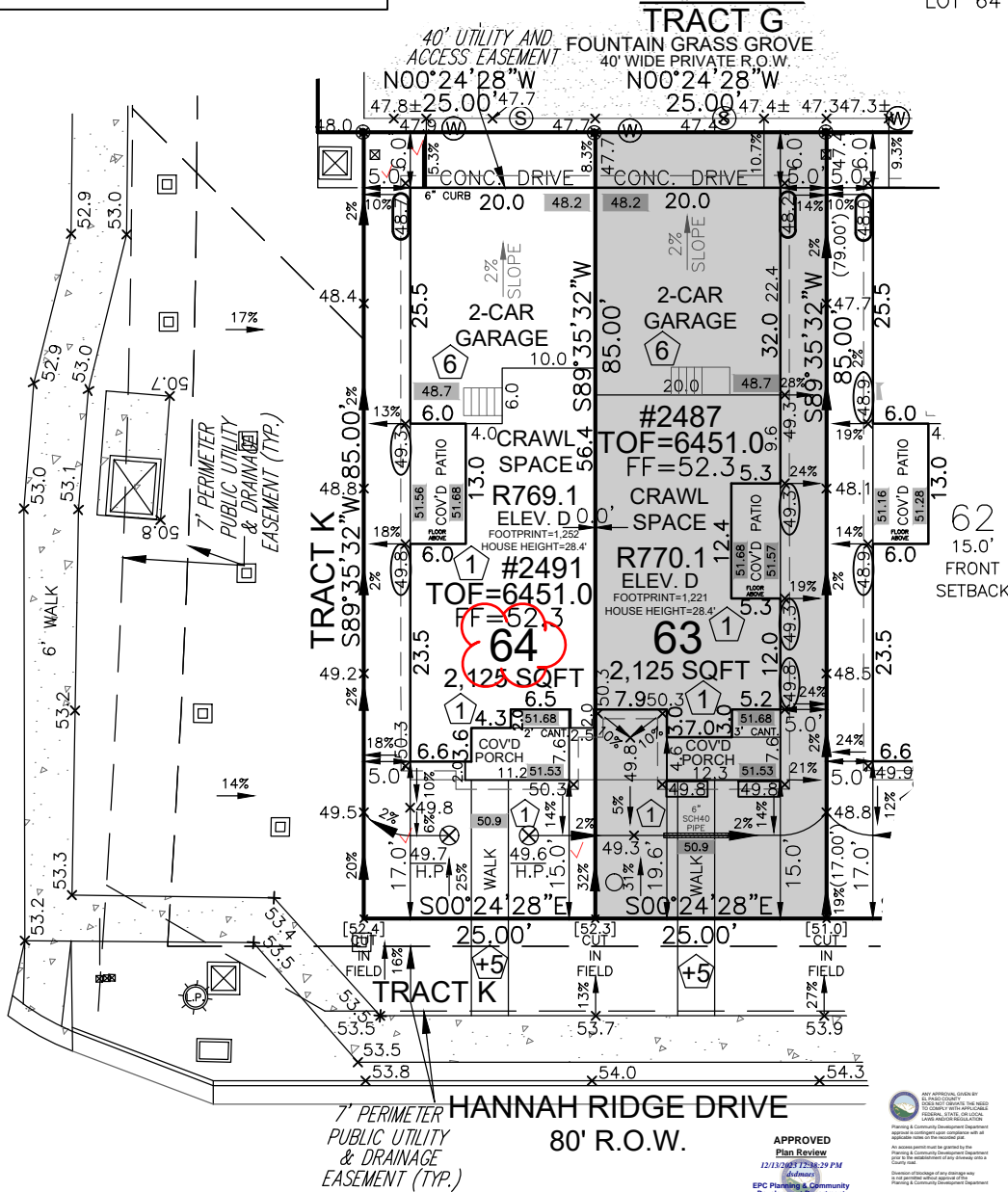
PLOT PLAN

FILE - SFD23139
ZONING - CS CAD-0
PLAT - 14832
AREA - 2125 SQ FT

LOT 64

LOT 64 SCHEDULE NUMBER 5405104032 ✓

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



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.

SITE SPECIFIC PLOT PLAN NOTES:

- | | |
|---|---|
| LOT = 63
TOF = 51.0
GARAGE SLAB = 48.2
GRADE BEAM = 38"
(51.0 - 48.2 = 02.8 * 12 = 34" + 4" = 38")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
LOWERED FINISH GRADE AT PORCH 14"
POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION | LOT = 64
TOF = 51.0
GARAGE SLAB = 48.2
GRADE BEAM = 38"
(51.0 - 48.2 = 02.8 * 12 = 34" + 4" = 38")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION
POUR 6" CURB ALONG SIDE OF DRIVE TO PROVIDE POSITIVE DRAINAGE |
|---|---|

APPROVED
Plan Review
12/13/2023 7:29:29 PM
(Electronic)
EPC Planning & Community Development Department

APPROVED
RESO22
12/13/2023 3:36:12 PM
(Electronic)
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.

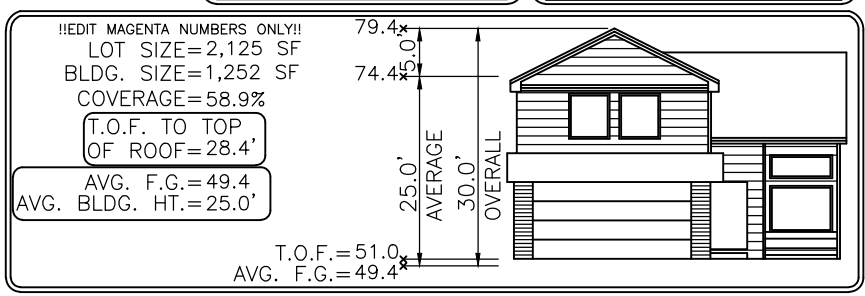
Released for Permit
12/12/2023 3:36:12 PM
brent
ENUMERATION

AVG F.G. CALC.
50.3
50.4
48.7
+ 48.1
197.4/4 = 49.4

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

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



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

~~LOT 63 MODEL OPTIONS: R770.1 D/2 CAR/CRAWL SPACE~~

LOT 64 MODEL OPTIONS: R769.1-D/2-CAR/CRAWL SPACE

SUBDIVISION: URBAN COLLECTION AT PALMER VILLAGE

COUNTY: EL PASO

ADDRESS: 2491 HANNAH RIDGE DRIVE

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

DRAWN BY: AG DATE: 08.11.22

B&J Surveying, Inc.
Specializing in Home Builder Services Since 1985.

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

- 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



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



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

SITE



2023 PPRBC
2021 IECC

Parcel: 5405104032

Address: 2491 HANNAH RIDGE DR, COLORADO SPRINGS

Plan Track #: 184341  Received: 12-Dec-2023 (BRENT)

Description:

RESIDENCE

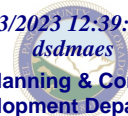
Type of Unit:

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

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 12/12/2023 3:36:25 PM	Floodplain (N/A) RBD GIS
---	---

Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>12/13/2023 12:39:35 PM</i>  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.