

SFD24408
 PLAT 14832
 PUD CAD-0

RICHMOND AMERICAN HOMES

JOB#28380043

PLOT PLAN

LOT 43

LOT 43 SCHEDULE NUMBER 5405101073
 LOT 44 SCHEDULE NUMBER 5405101074

APPROVED
Plan Review

05/17/2024 1:55:11 PM
 dsdrangel

EPC Planning & Community
 Development Department

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

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.

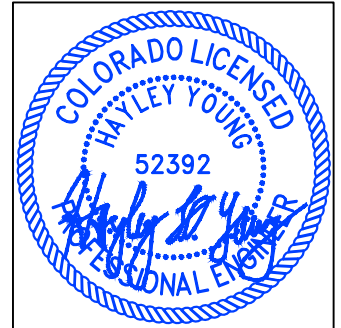
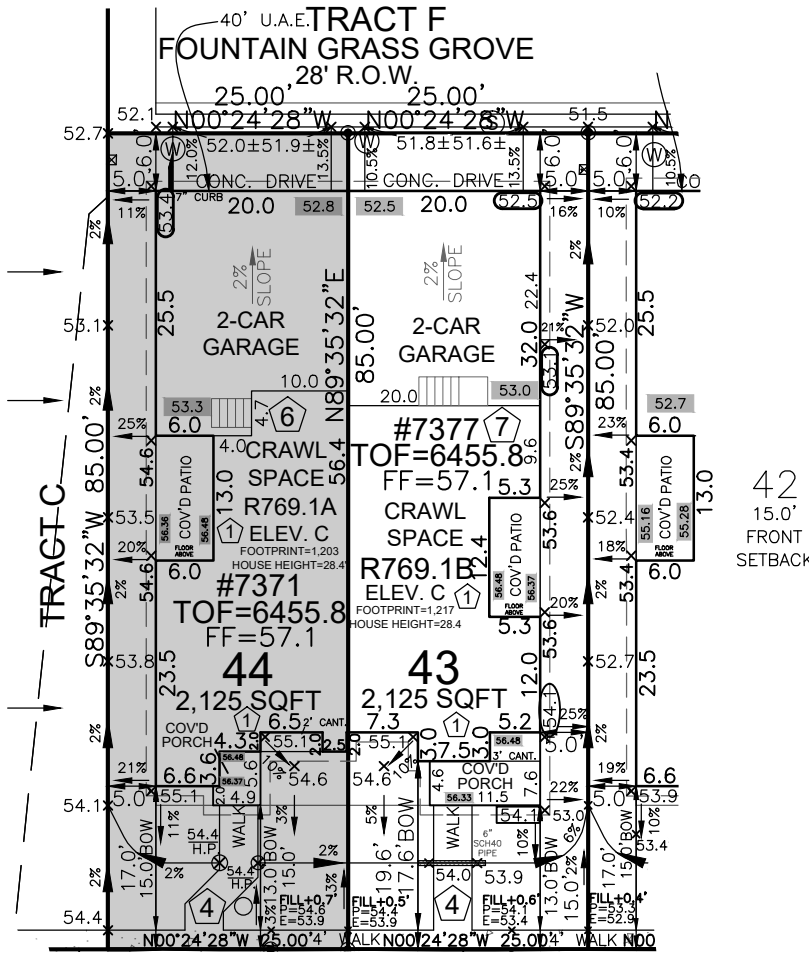
Division of blockage of any drainage way
 is not permitted without approval of the
 Planning & Community Development Department

APPROVED
BESQCP

05/17/2024 1:55:22 PM
 dsdrangel

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.



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.
 55.1
 54.1
 52.5
 +52.5
 214.2/4 = 53.6

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

NOTE:
 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 .

SITE SPECIFIC PLOT PLAN NOTES:

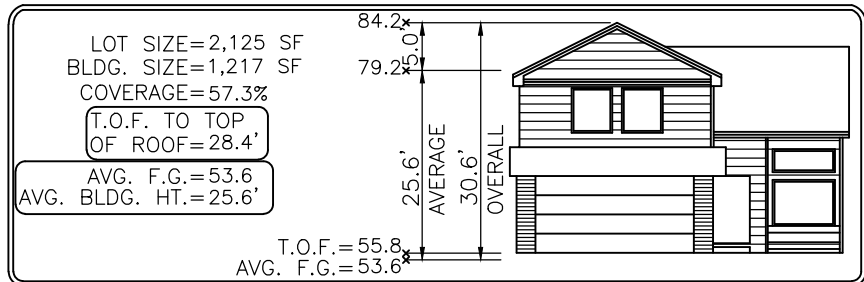
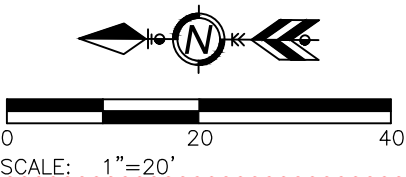
- LOT = 44
- TOF = 55.8
- GARAGE SLAB = 52.8
- GRADE BEAM = 40"
 (55.8 - 52.8 = 03.0 * 12 = 36" + 4" = 40")
 *FROST DEPTH MUST BE MAINTAINED
- POUR TALLER WALL IN GARAGE
 TO MAINTAIN FROST PROTECTION
- LOWERED FINISH GRADE AT PATIO
- CUT/FILL AT LOCATIONS SHOWN FOR
 ADEQUATE DRAINAGE
- POUR 7" CURB ALONG SIDE OF DRIVE
 TO PROVIDE POSITIVE DRAINAGE
- LOT = 43
- TOF = 55.8
- GARAGE SLAB = 52.5
- GRADE BEAM = 44"
 (55.8 - 52.5 = 03.3 * 12 = 40" + 4" = 44")
 *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- POUR TALLER WALL IN GARAGE/CRAWL SPACE
 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 11:41:49 AM
 REGIONAL Building Department
 Becky A
 ENUMERATION



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

LOT 43 MODEL OPTIONS: R769.1-C/2-CAR/CRAWL SPACE
 LOT 44 MODEL OPTIONS: R769.1-C/2-CAR/CRAWL SPACE

SUBDIVISION: URBAN COLLECTION AT PALMER VILLAGE

COUNTY: EL PASO

ADDRESS: 7377 FOUNTAIN GRASS GROVE

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@bjsurveying.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



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



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

SITE



2023 PPRBC
2021 IECC

Address: 7377 FOUNTAIN GRASS GRV, COLORADO SPRINGS

Parcel: 5405101073

Plan Track #: 189169  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>Enumeration</p> <p>APPROVED</p> <p>BECKYA</p> <p>4/30/2024 11:42:07 AM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
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Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>05/17/2024 1:55:43 PM</i></p> <p><i>dsdrangel</i></p> <p>EPC Planning & Community Development Department</p>

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.