

RICHMOND AMERICAN HOMES JOB#26160023

PLOT PLAN LOT 1

SCHEDULE NUMBER 5408303015 ✓

REVISIONS:
03-27-19 -- ADDED FRONT TIES -- DV
05-10-19 -- ADDED SETBACK INFO PER EL PASO COUNTY -- DV
05-13-19 -- ADDED CORNER/FRONT SETBACK TIE PER EL PASO COUNTY -- HY

APPROVED BESOPC
05/13/2019 3:28:35 PM
dbyoung
EPC Planning & Community Development Department

APPROVED Plan Review
05/13/2019 3:28:42 PM
dbyoung
EPC Planning & Community Development Department

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

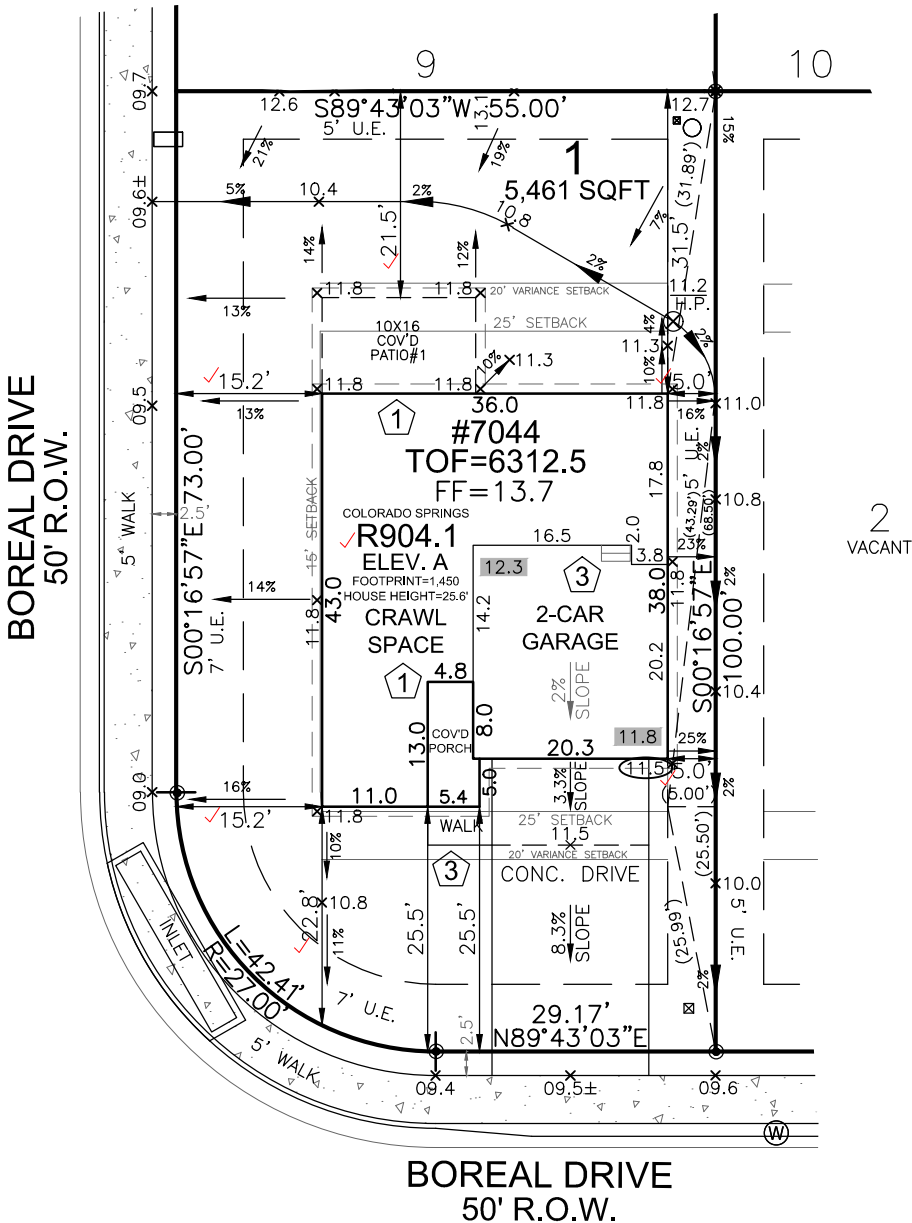
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

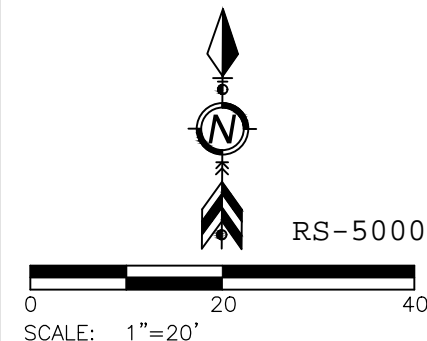
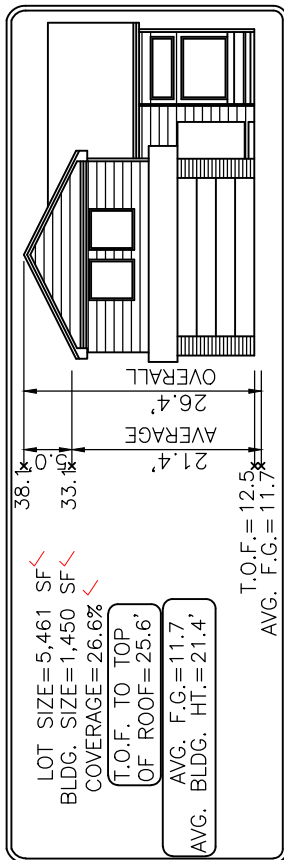
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

Released for Permit

05/13/2019 2:06:19 PM



FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,247 SF
DRIVE COVERAGE IN
FRONT SETBACK= 449 SF
COVERAGE=36.0%



SITE SPECIFIC PLOT PLAN NOTES:

TOF = 12.5

GARAGE SLAB = 11.8

GRADE BEAM = 12"

(12.5 - 11.8 = 00.7 * 12 = 8" + 4" = 12")

*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

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

MODEL OPTIONS: R904.1-A/2-CAR/CRAWL SPACE/COV'D PATIO #1

SUBDIVISION: MEADOWBROOK CROSSING FILING NO. 2 ✓

COUNTY: EL PASO

ADDRESS: 7044 BOREAL DRIVE ✓

MINIMUM SETBACKS:
FRONT: 20' (ADMIN RELIEF)
REAR: 20' (ADMIN RELIEF)
INTERIOR SIDE/CORNER: 5'
ROW SIDE/CORNER: 15'

DRAWN BY: DV

DATE: 03-14-19



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: 03-22-18



July 27, 2018

B&J Surveying Inc.
Attn: Hayley Young
6841 South Yosemite Street, Suite 100
Centennial, CO 80112

RE: Comcast consent; Eaves Encroachment
Meadowbrook Crossing Filing #2 Lot 1
7044 Boreal Drive

Hayley,

You contacted us requesting a letter of consent to encroach into the 5' side lot and 7' rear lot easement for the above listed address.

Comcast has no objections 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, appearing to read "J Jacobsen".

Jason Jacobsen
Construction Specialist
719-442-4730
720-557-4395
jason_jacobsen@cable.comcast.com



Colorado Springs Utilities

It's how we're all connected

April 5, 2019

B&J Surveying Inc.
Attn: Hayley Young
6841 South Yosemite Street, Suite 100
Centennial, CO 80112

Sent Via Email: hyoung@bjsurvey.net

RE: Encroachment approval for Meadowbrook Crossing Filing No. 2

To Whom it may Concern:

Reference is made to your proposal to encroach into the 5" side lot and 7' rear lot easements in the Meadowbrook Crossing Filing No 2 for Lots 1, 19, 20, and 33.

Please be advised that we have reviewed the request and that Colorado Springs Utilities (CSU) has no objections to the roof eaves and driveway encroachments within the 5' side and 7' rear lot easements within the Meadowbrook Crossing Filing No. 2 Subdivision.

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

If you have further questions, please feel free to contact Ryne at (719)668-8267 or Ginny at (719)668-5567.

Ryne Solberg

Development Services

Ginny Halvorson

Field Engineering

SITE



2017 PPRBC

Address: 7044 BOREAL DR, COLORADO SPRINGS

Parcel: 5408303015
Map #: 752G

Plan Track #: 115372 

Received: 26-Mar-2019 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	423	
Main Level	961	
Upper Level 1	1003	
	2387	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>BRENT</p> <p>3/26/2019 11:01:30 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p><u>Plan Review</u></p> <p>05/13/2019 3:31:51 PM</p> <p><i>dsdyounger</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.