

S130866
SFD20869
PLAT 14485
ZONE RS-5000 CAD-O
DIST 4

RICHMOND AMERICAN HOMES LOT 21 ✓

PLOT PLAN

✓ SCHEDULE NUMBER 5507206058

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVIATE 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.

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

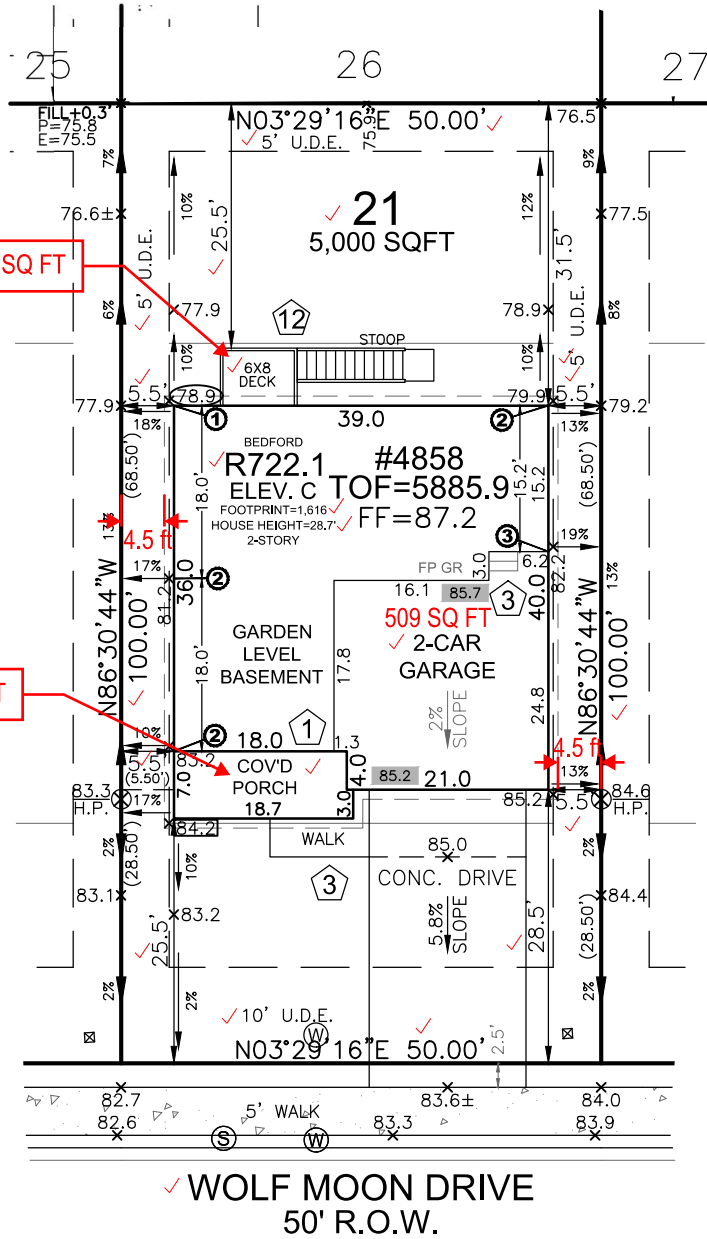
APPROVED
Plan Review
07/13/2020 11:54:56 AM
d.despinova
EPC Planning & Community Development Department

APPROVED
BESQCP
07/13/2020 11:55:05 AM
d.despinova
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.

UNCOVERED DECK, 48 SQ FT

128 SQ FT



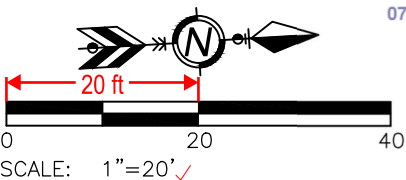
FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,250SF
DRIVE COVERAGE IN
FRONT SETBACK= 351SF
COVERAGE=28.0 %

LEGEND

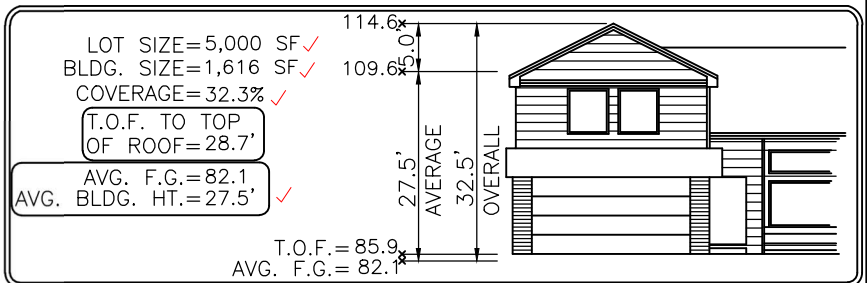
| LOWERED FINISH GRADE: | |
|-----------------------|------------------------|
| (XX.X) | HOUSE |
| (XX.X) | PORCH |
| (XX.X) | GARAGE/CRAWL SPACE |
| (XX.X) | FOUNDATION STEP |
| (XX) | CONCRETE |
| (X) | RISER COUNT |
| (6) | NAIL STRIPS |
| xx.xx | CONCRETE ELEVATION |
| [xx.x] | GRADING PLAN ELEVATION |
| --- | OVEREX LIMITS |
| --- | EROSION CONTROL |

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 85.9
- GARAGE SLAB = 85.2
- GRADE BEAM = 12" (85.9 - 85.2 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE
- STEP FOUNDATION AT LOCATIONS INDICATED
- STEPS SHOWN MEET GRADING REQUIREMENTS ONLY
- NOT A STRUCTURALLY ENGINEERED DESIGN



Released for Permit
07/09/2020 9:07:19 AM
beckya
ENUMERATION



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

MODEL OPTIONS: R722.1-C/2-CAR/GARDEN LEVEL/10' WSD/FP FR

SUBDIVISION: SPRINGS AT WATERVIEW FILING NO.1 ✓

COUNTY: EL PASO

ADDRESS: 4858 WOLF MOON DRIVE ✓

MINIMUM SETBACKS:
FRONT: 25' ✓ SEP.: 10'
REAR: 25' ✓
CORNER: 15' ✓
SIDE: 5' ✓

DRAWN BY: DV

DATE: 06-23-20



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: 06-01-20



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

May 21, 2020

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 Springs at Waterview Filing 1

To Whom it may Concern:

Reference is made to your proposal to encroach into the 5' side lot and 5' rear lot easements in the Springs at Waterview Fil 1 Development.

Please be advised that we have reviewed the request and that Colorado Springs Utilities (CSU) has no objections to the roof eaves and concrete flatwork within the 5' side and 7' rear lot easements within the Springs at Waterview Filing 1 development. Window well installations will need to be installed according to CSU specifications. I have attached the specifications to this document.

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 me at 719-668-8267 or 719-668-5567.

Ryne Solberg
Development Services

Ginny Halvorson
Field Engineering



July 7, 2020

Marea Newmark
Senior Production Coordinator
4350 S Monaco St
Denver CO 80237

RE: Comcast consent; Eaves Encroachment
Springs at Waterview: F-1 – Lot 21
4858 Wolf Moon Dr

Hayley,

You contacted us requesting a letter of consent to encroach into the 5' side lot and 5' 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,

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

SITE



2017 PPRBC

Address: 4858 WOLF MOON DR, COLORADO SPRINGS

Parcel: 5507206058

Map #: 764G

Plan Track #: 130866 

Received: 09-Jul-2020 (BECKYA)

Description:

Required PPRBD Departments (2)

RESIDENCE

| |
|----------------------------|
| Enumeration |
| APPROVED |
| BECKYA |
| 7/9/2020 9:07:46 AM |

| |
|----------------------|
| Floodplain |
| (N/A) RBD GIS |

Type of Unit:

| | | |
|---------------|------|-------------------|
| Garage | 749 | |
| Lower Level 2 | 1035 | |
| Main Level | 1171 | |
| Upper Level 1 | 1352 | |
| | 4307 | Total Square Feet |

Required Outside Departments (1)

| |
|--|
| County Zoning |
| APPROVED |
| Plan Review |
| <i>07/13/2020 11:59:54 AM</i> |
| <i>dsdespinoza</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.