

**SUPERINTENDENT NOTES**

1. MANAGER SIGNATURE \_\_\_\_\_
2. CURB DAMAGE \_\_\_\_\_
3. DIG START DATE \_\_\_\_\_
4. DIG FINISH DATE \_\_\_\_\_
5. SUPER/OPERATOR MEETING DATE \_\_\_\_\_
6. OPEN HOLE CALL DATE \_\_\_\_\_
7. FOUNDATION BRACED & WINDOW WELL INSTALLATION DATE \_\_\_\_\_
8. SUPER INSPECTION OF BACKFILL DATE \_\_\_\_\_
9. GRADE OF BACKFILL \_\_\_\_\_

SFD19920

**APPROVED  
Plan Review**

07/24/2019 8:06:07 AM  
dsdrangel

**EPC Planning & Community  
Development Department**



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE 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

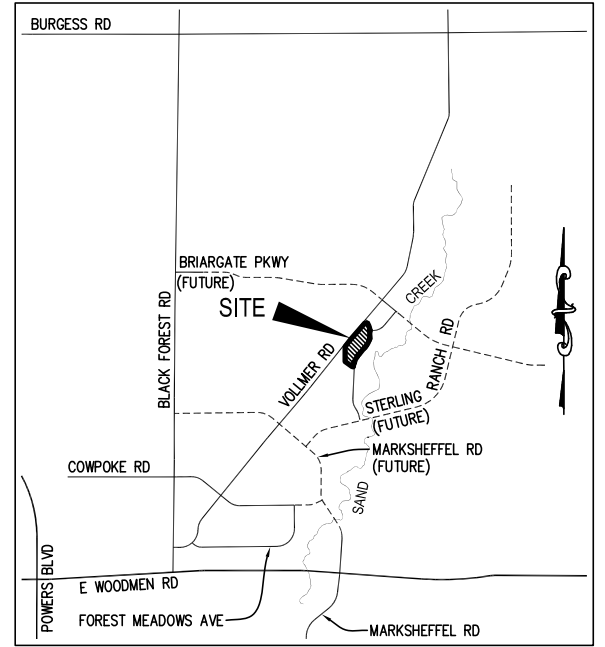
**APPROVED  
BESQCP**

07/24/2019 8:06:17 AM  
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.



**VICINITY MAP**  
N.T.S.

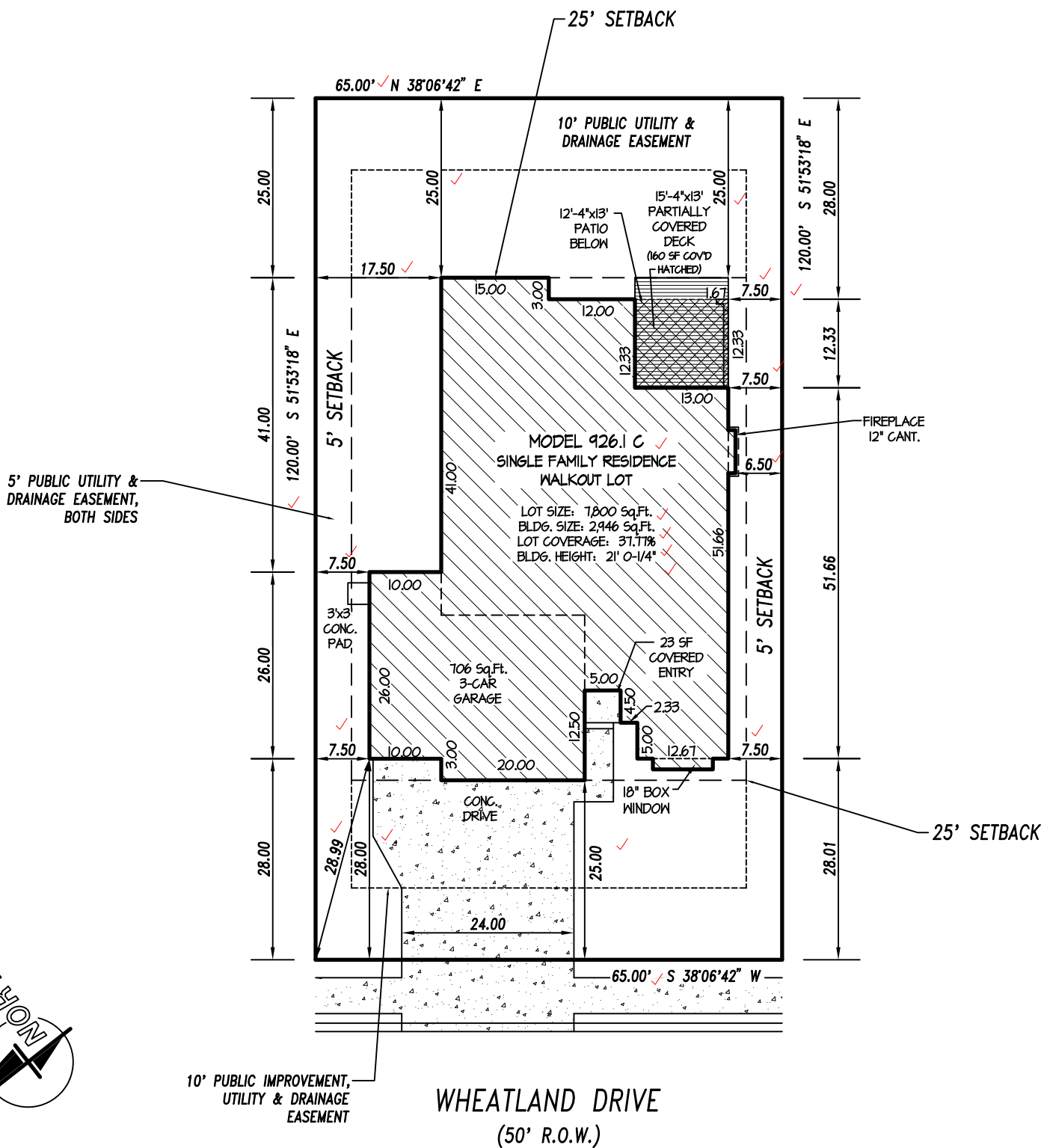
LOT COVERAGE MAXIMUM FOR 2 STORY HOMES IS 40%.

ALL AREAS COVERED BY ROOF ARE ALWAYS INCLUDED IN LOT COVERAGE.

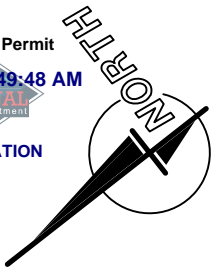
**NOTE:**  
DECK HAS MORE THAN 6'-0" OF CLEARANCE UNDERNEATH, IS PARTIALLY COVERED, AND IS INCLUDED IN LOT COVERAGE.



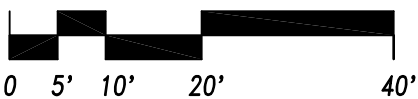
**NOTICE:** Approval of this site plan, which includes County authorization of the associated building permit, shall only be valid until October 10, 2019, unless the developer has successfully connected the wastewater infrastructure serving this lot and the associated subdivision to a central wastewater treatment system. The determination of whether the infrastructure has been "successfully connected" shall be made by the El Paso County Planning and Community Development Department Director, at his or her sole discretion. If such connection has not been successfully made by October 10, 2019, then the County will request that the associated building permit be placed on locked status by the Pikes Peak Regional Building Department.



Released for Permit  
07/16/2019 7:49:48 AM  
REGIONAL Building Department  
amy  
ENUMERATION



SCALE 1"=20'



PLAT 14279  
RS-5000

TAX ID # 5233204009 ✓

**LEGAL DESCRIPTION**

ADDRESS: 8213 WHEATLAND DRIVE ✓  
DESCRIPTION: FILING 1, LOT 54 ✓  
HOMESTEAD AT STERLING RANCH  
COLORADO SPRINGS, COLORADO  
EL PASO COUNTY

**CLASSIC**  
HOMES

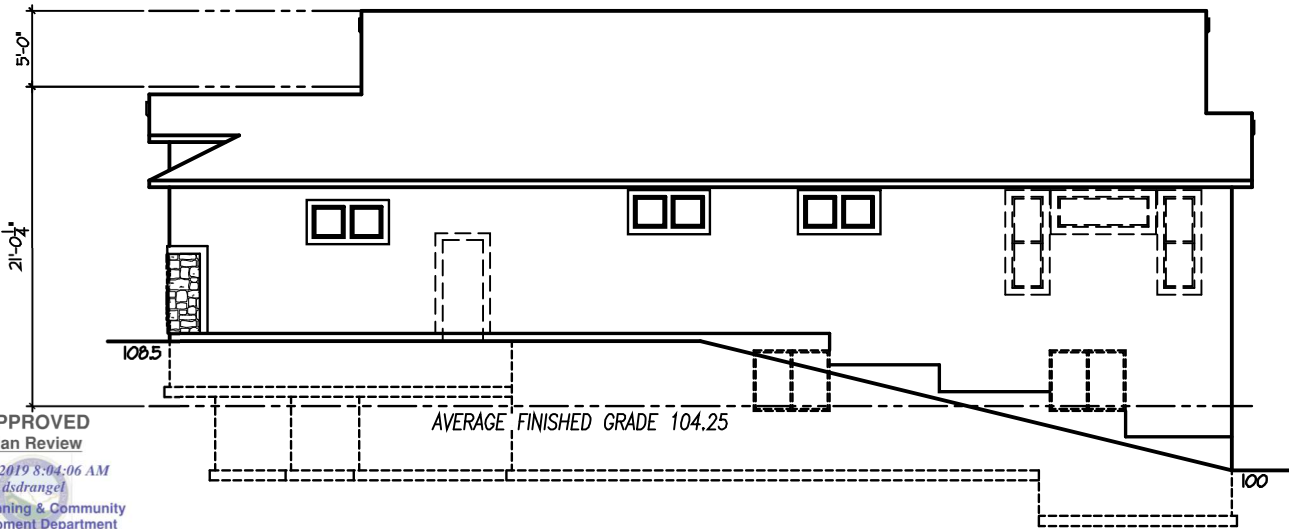
6385 Corporate Drive Colorado Springs, Colorado 80919 (719) 542-4333

**PLOT PLAN**

Drawn by: RC

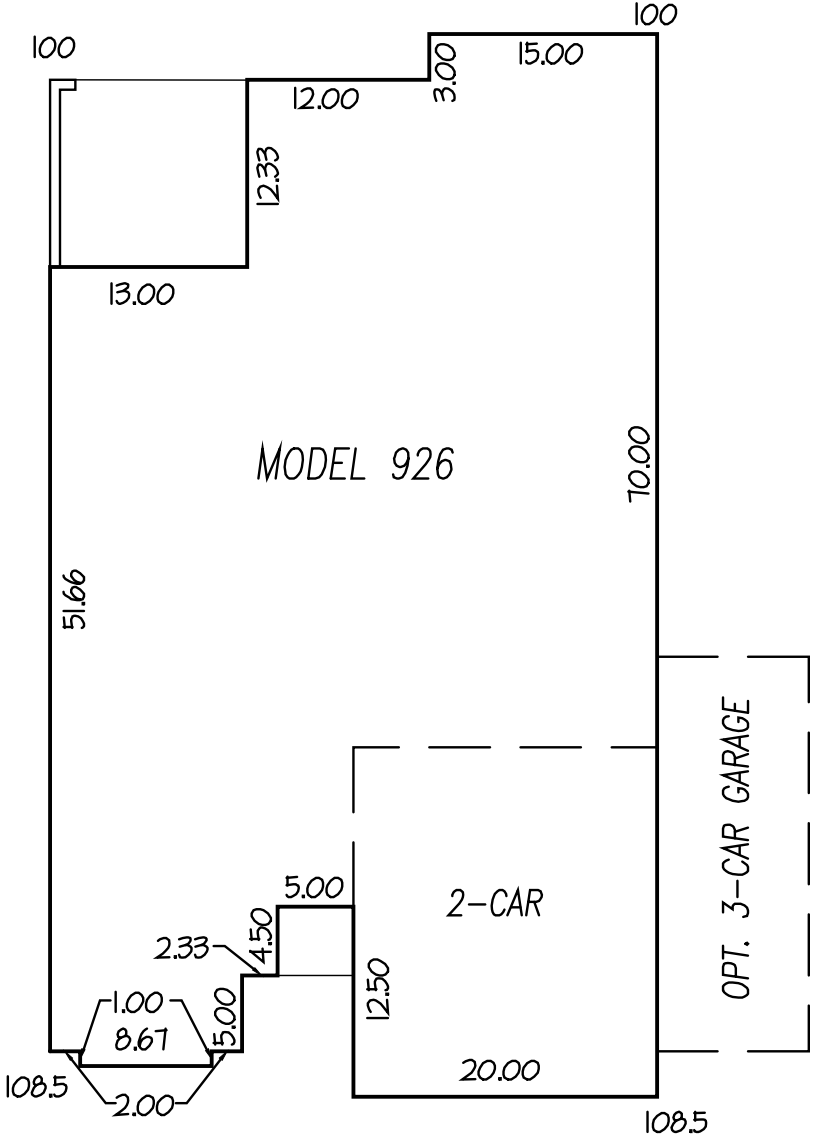
RS-5000

JUNE 19, 2019



APPROVED  
Plan Review  
07/24/2019 8:04:06 AM  
dsdrangel  
EPC Planning & Community  
Development Department

\* 'B' ELEVATION SHOWN;  
OTHER 926 ELEVATIONS ARE  
THE SAME OR LESSER HEIGHT



HEIGHT CALCULATIONS

2 CORNERS @ 100 = 200  
2 CORNERS @ 108.5 = 217

417 ÷ 4 = 104.25  
(AVERAGE FINISHED GRADE)

**HEIGHT CALCULATIONS**  
8.5' WALKOUT BUILDING SITE  
AUGUST 21, 2018

**CLASSIC HOMES**  
6385 Corporate Drive  
Suite 200  
Colorado Springs, Colorado 80919  
(719) 592-9333

**MODEL 926 ABC**  
DRAWN BY: NAH, LW

# EL PASO COUNTY



## ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2019

To use your credits to offset the Road Impact fee applied as part of the Site Plan Review process: ① Complete this form and send to [RoadFee@elpasoco.com](mailto:RoadFee@elpasoco.com) for an approval signature by a County Representative. ② The signed form will be returned to you via email. ③ Include this form with the Site Plan document package submitted for review. ④ The credits will be applied after the Site Plan Review approval and when you pay associated fees for building permits. *\*A separate form is required for each lot. \*Credits are deducted when this form is signed. \*You cannot use credits without this signed form and a valid parcel and schedule number.*

*\*Site Plan document packages may be submitted either by using Regional's online Building Department Assistant program or by taking a paper copy of your Site Review document package to the Development Services Department front desk.*

7/10/19

Date Submitted:

### Owner of Credits

### Authorized Representative (if applicable)

Elite Properties of America  
Company

Doug Stimple  
Name

(719) 592-9333  
Phone number

dstimple@classichomes.com  
Email address

6385 Corporate Drive, Ste. 200  
Address

Colorado Springs, CO 80919  
City State Zip

  
Signature Date

Classic Homes  
Company

Rebecca Clark  
Name

(719) 785-3318  
Phone number

rclark@classichomes.com  
Email address

6385 Corporate Drive, Ste. 200  
Address

Colorado Springs, CO 80919  
City State Zip

  
Credit Holder Signature

### Property Information

Address: 8213 Wheatland Drive

Parcel # 5233204009


Legal Description: Lot 59 Blk          Homestead at Sterling Ranch Filing 1

Type of land use:  Single family dwelling      Other         

Fee/Unit category    In a PID:  Yes     No      Mill Levy:      5 mills     10 mills

Credit amount to be used: \$ 1,221.00    Credit Balance: \$ 109,287.00

\*\*\*COUNTY USE ONLY BELOW THIS LINE\*\*\*

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP145</u>	Date Received <u>7/24/2019</u>
Date Approved <u>7/11/19</u>	Received by <u></u>
Approved by <u>YC</u>	SFD <u>SFD19920</u>
Credit balance before use \$ <u>110508</u>	Other <u>        </u>
Credit use amount per lot \$ <u>1221</u>	
Credit balance after use \$ <u>109287</u>	



Parcel: 5233204009  
Map #: 533G

**Address: 8213 WHEATLAND DR, COLORADO SPRINGS**

**Plan Track #: 118885**  **Received: 16-Jul-2019 (AMY)**

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

Type of Unit:

Garage	446
Lower Level 2	2005
Main Level	1999
<b>Total Square Feet</b>	<b>4450</b>

**Enumeration**

**APPROVED**

AMY

7/16/2019 7:50:54 AM

**Floodplain**

(N/A) RBD GIS

**Required Outside Departments (1)**

**County Zoning**

**APPROVED**

Plan Review

07/24/2019 8:07:00 AM



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.