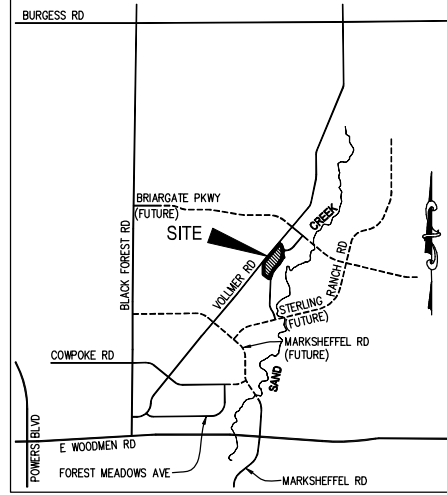


SUPERINTENDENT NOTES

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

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

LOT COVERAGE MAXIMUM ON
THIS LOT IS 45%.



VICINITY MAP

N.T.S.

SFD2499
PLAT 15217
ZONE RR-5

APPROVED
Plan Review
02/08/2024 2:02:13 PM
dsdarchuleta
EPC Planning & Community
Development Department

APPROVED
BESQCP
02/08/2024 2:02:23 PM
dsdarchuleta
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
LAW AND/OR REGULATION.
Planning & Community Development Department
approval is contingent upon compliance with all
applicable rules 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.

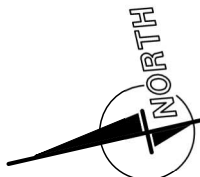
Division of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department.

It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.

**5' PUBLIC UTILITY &
DRAINAGE EASEMENT**

25' SETBACK

**10' PUBLIC IMPROVEMENT,
UTILITY & DRAINAGE
EASEMENT**



SCALE 1"=20'



Released for Permit
02/06/2024 12:00:06 PM
REGIONAL
Betsy A
ENUMERATION

CUT BANK DRIVE
(50 R.O.W.)

MASTER

TAX ID #5233301001

LEGAL DESCRIPTION

ADDRESS: 443 CUT BANK DRIVE
DESCRIPTION: FILING 2A, LOT 1
HOMESTEAD AT STERLING RANCH
COLORADO SPRINGS, COLORADO
EL PASO COUNTY

CLASSIC
HOMES

6385 Corporate Drive

Colorado Springs, Colorado 80919

(719) 592-4333

PLOT PLAN

Drawn by: NAH

R5-5000

2-5-2024

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5233301001

Address: 9413 CUT BANK DR, COLORADO SPRINGS

Plan Track #: 186048 Received: 07-Feb-2024 (BECKYA)

Description: Required PPRBD Departments (2)

RESIDENCE

Type of Unit:

Garage	467
Lower Level 2	1954
Main Level	1594
	4015 Total Square Feet

Enumeration

APPROVED

BECKYA

2/7/2024 7:22:29 AM

Floodplain

N/A

02/07/2024 8:06:34 AM

Pikes Peak
REGIONAL
Building Department
keith

FLOODPLAIN

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

02/08/2024 2:08:00 PM

dsdarchuleta

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.

EL PASO COUNTY



ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2024

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 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 on-line Building Department Assistant program or by taking a paper copy of your Site Review document package to the Planning and Community Development front desk.*

12/22/2023

Date Submitted

Owner of Credits

Authorized Representative (if applicable)

Elite Properties of America

Company

Classic Homes

Company

Doug Stimple

Name

Jaisyn Ashcraft

Name

719-592-9333

Phone number

719-785-3255

Phone number

dstimple@classichomes.com

Email address

jashcraft@classichomes.com

Email address

2138 Flying Horse Club Drive

Address

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 80921

City State Zip

Colorado Springs, CO 80921

City State Zip

01/01/2024

Signature Date

Credit Holder Signature

Property Information

Address: 9413 Cut Bank Drive

Parcel # 5228000030 ?

PLAT 15217

Legal Description: Lot 1 Blk Homestead at Sterling Ranch Filing 2a

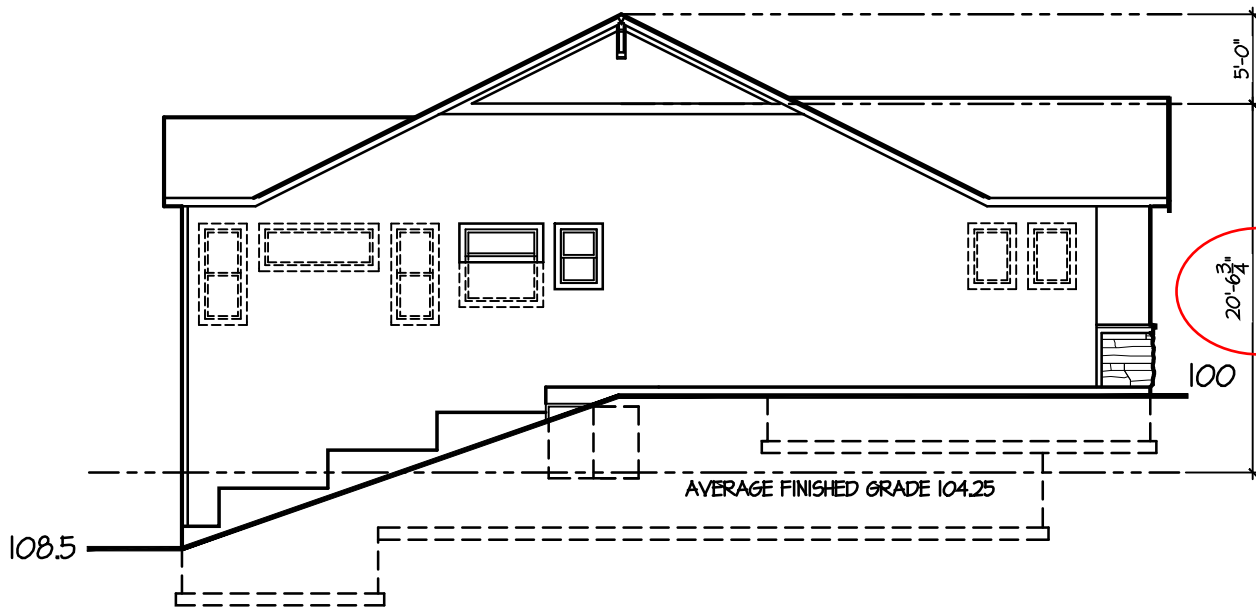
Type of land use: ☒ Single family dwelling ☐ Other

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

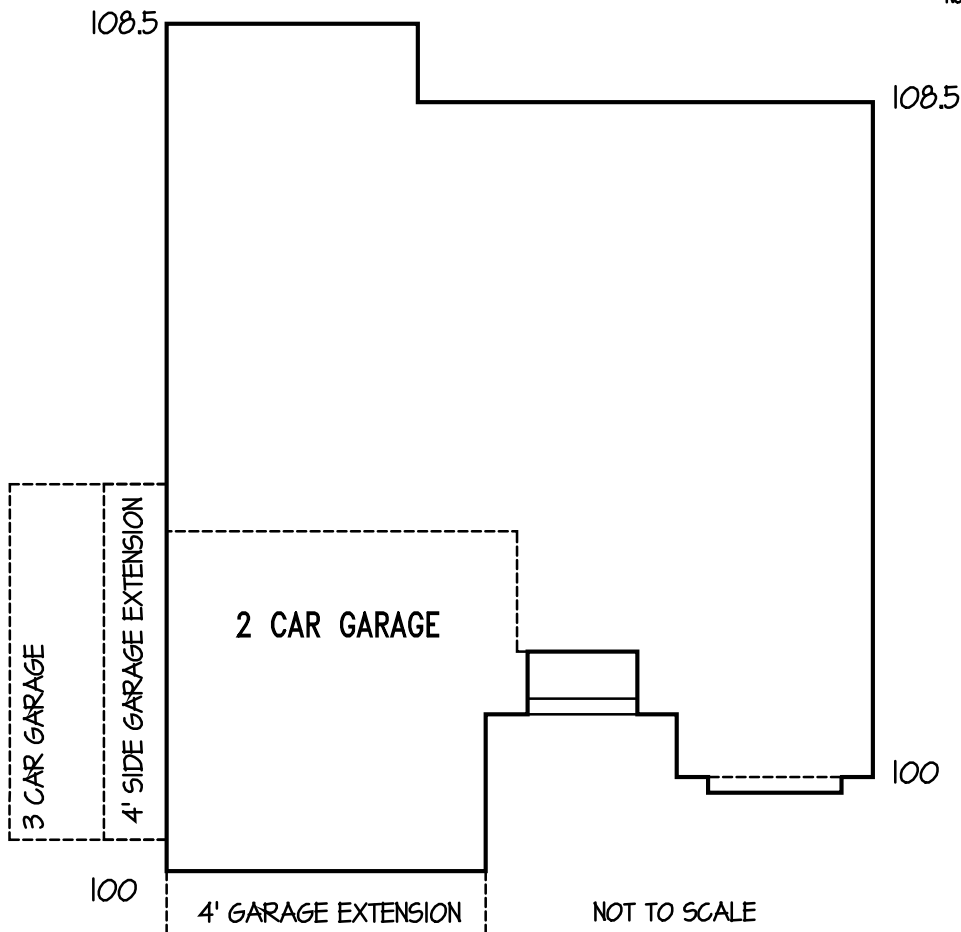
Credit amount to be used: \$ 1,221.00 Credit Balance: \$ 75,314.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval		Site Plan Review	
Authorization tracking #	EP719	Date Received	<i>dsdarchuteta</i>
Date Approved	12/22/2023	Received by	02/08/2024 2:58:42 PM
Approved by	TL	SFD	SFD2499
Credit balance before use	\$ 76,535.00	Other	
Credit use amount per lot	\$ 1,221.00		
Credit balance after use	\$ 75,314.00		



Side Elevation
NOT TO SCALE



HEIGHT CALCULATIONS

2 CORNERS @ 100 = 200
2 CORNERS @ 108.5 = 217
TOTAL: = 417

$417 \div 4 = 104.25$
(AVERAGE FINISHED GRADE)

HEIGHT CALCULATIONS

WALKOUT LEVEL BUILDING SITE
MARCH 9, 2023



2138 Flying Horse Club Dr.
Colorado Springs, Colorado 80921
(719) 592-9333

Model 910

DRAWN BY: LW, NAH, CDV