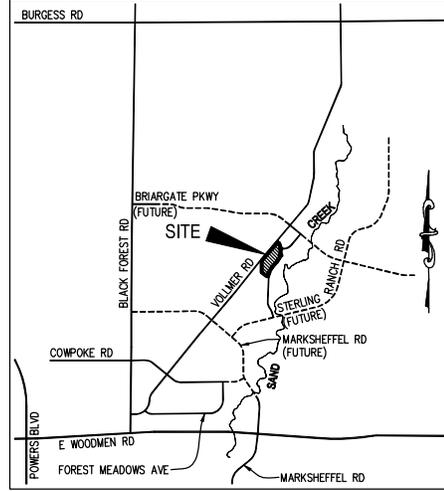


SUPERINTENDENT NOTES

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 2:07:23 PM
dsdarchuleta
EPC Planning & Community
Development Department

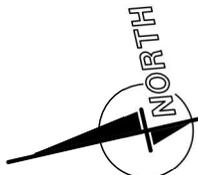
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.
Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plat.
An access permit must be granted 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

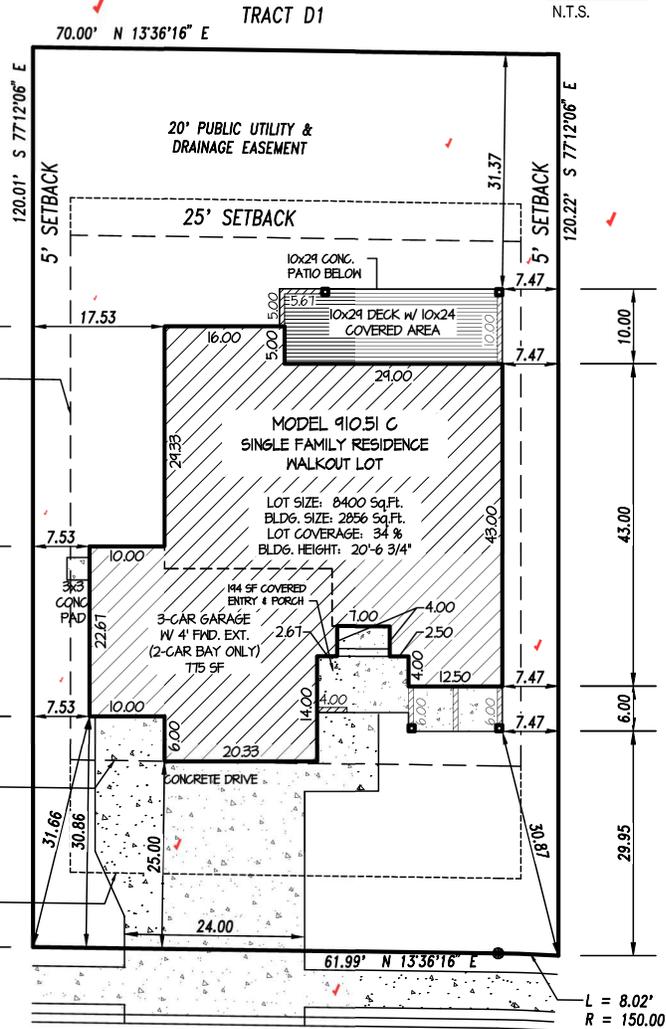
10' PUBLIC IMPROVEMENT, UTILITY & DRAINAGE EASEMENT



SCALE 1"=20'



Released for Permit
02/06/2024 1:20:06 PM
REGIONAL
Engineering Department
Betsy A
ENUMERATION



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

L = 8.02'
R = 150.00'

MASTER

TAX ID #5233301001

LEGAL DESCRIPTION

ADDRESS: 4413 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 80419 (719) 542-4333

PLOT PLAN

Drawn by: NAH

RS-5000

2-5-2024

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 52333301001

Address: 9413 CUT BANK DR, COLORADO SPRINGS

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

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

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

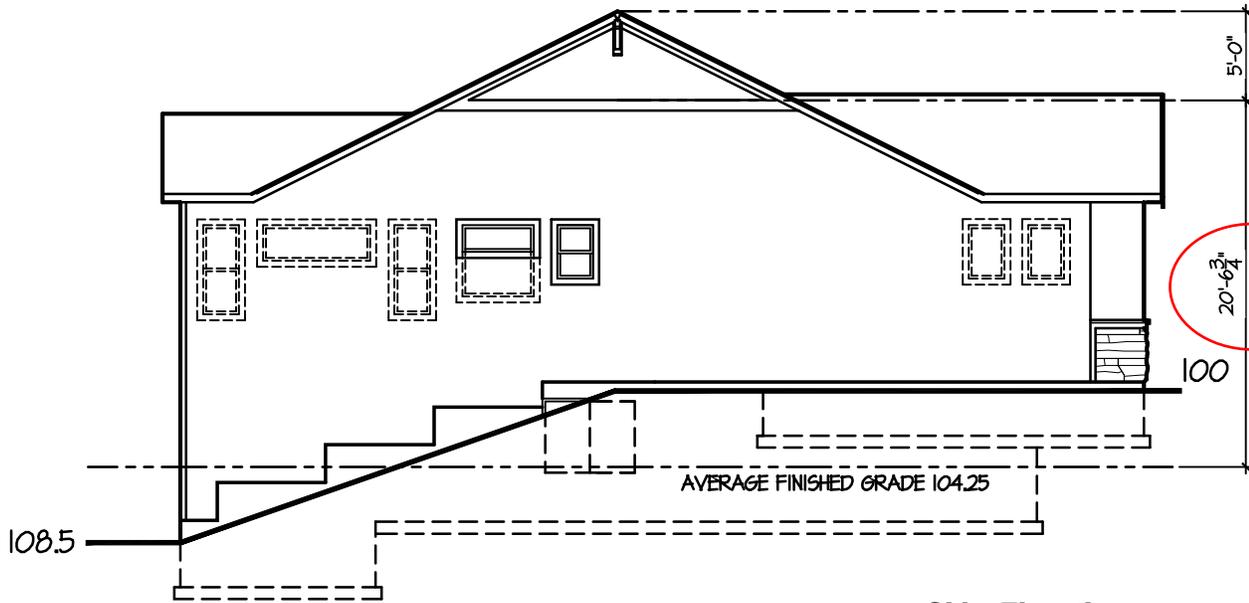
Type of land use: Single family dwelling Other

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

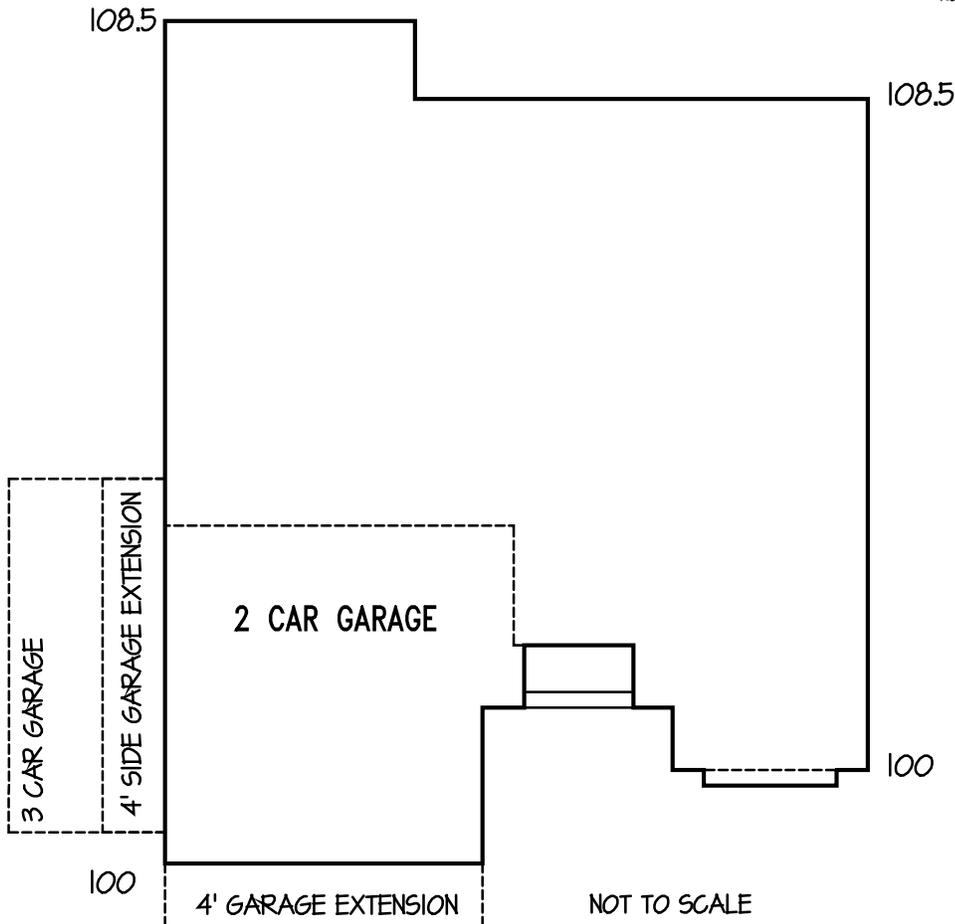
Credit amount to be used: \$ 1,221.00 Credit Balance: \$ 75,314.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP719</u>	Date Received <u></u>
Date Approved <u>12/22/2023</u>	Received by <u>02/08/2024 10:58:42 PM</u>
Approved by <u>TL</u>	SFD <u>SFD2499</u>
Credit balance before use \$ <u>\$76,535.00</u>	Other _____
Credit use amount per lot \$ <u>1,221.00</u>	
Credit balance after use \$ <u>\$75,314.00</u>	



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