

SUPERINTENDENT NOTES

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

ADD26493
PLAT: 14621
ZONE: RS-5000

APPROVED
Plan Review

08/19/2026 2:08:54 PM
dsdchambers

EPC Planning & Community
Development Department



This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.



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



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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

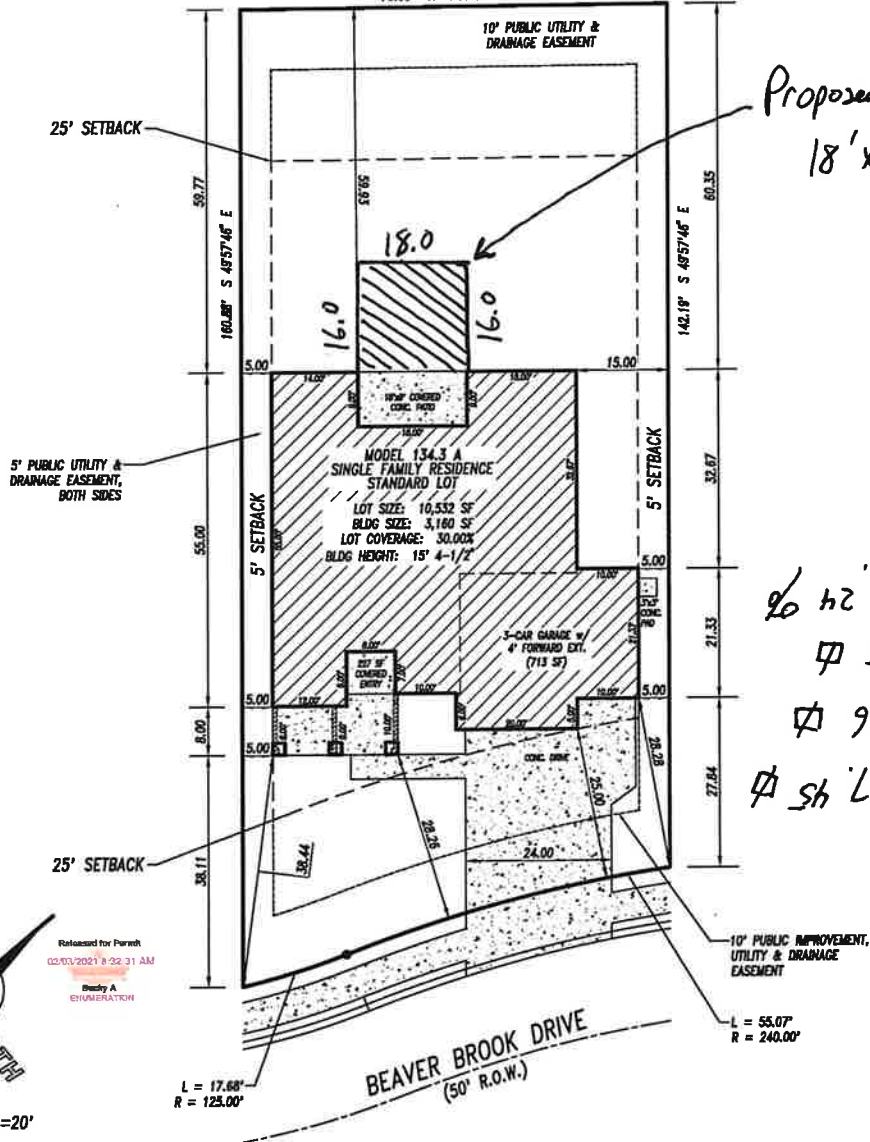


VICINITY MAP
N.T.S.

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

LOT COVERAGE MAXIMUM FOR RANCH HOMES IS 45%.

FILING 1, TRACT A
70.00' N 39°33'48" E



Proposed Cover
18'x16'

Comp = 26'24' 2/3
Cover = 288 ft
House = 2'496 ft
Lot ≈ 10,607.45 ft



SCALE 1"=20'



LEGAL DESCRIPTION

ADDRESS: 1416 BEAVER BROOK DRIVE
DESCRIPTION: FILING 2, LOT 66
HOMESTEAD AT STERLING RANCH
COLORADO SPRINGS, COLORADO
EL PASO COUNTY

CLASSIC
HOMES

2156 Flying Horse Club Dr.

Colorado Springs, Colorado 80921

(714) 542-4333

TAX ID # 5233101003

PLOT PLAN

Drawn by: RC

RS-5000

JANUARY 29, 2021