

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

SFD19940
APPROVED
Plan Review

07/29/2019 9:51:40 AM

dsdrangel

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLVIATE 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.

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

APPROVED
BESQCP

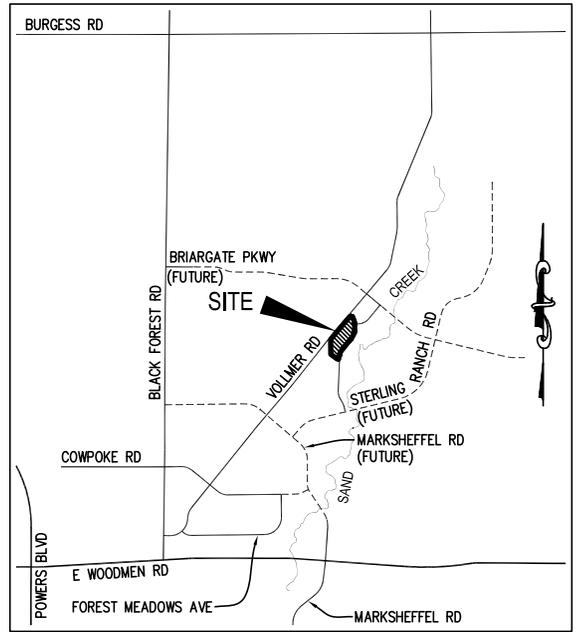
07/29/2019 9:51:50 AM

dsdrangel

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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

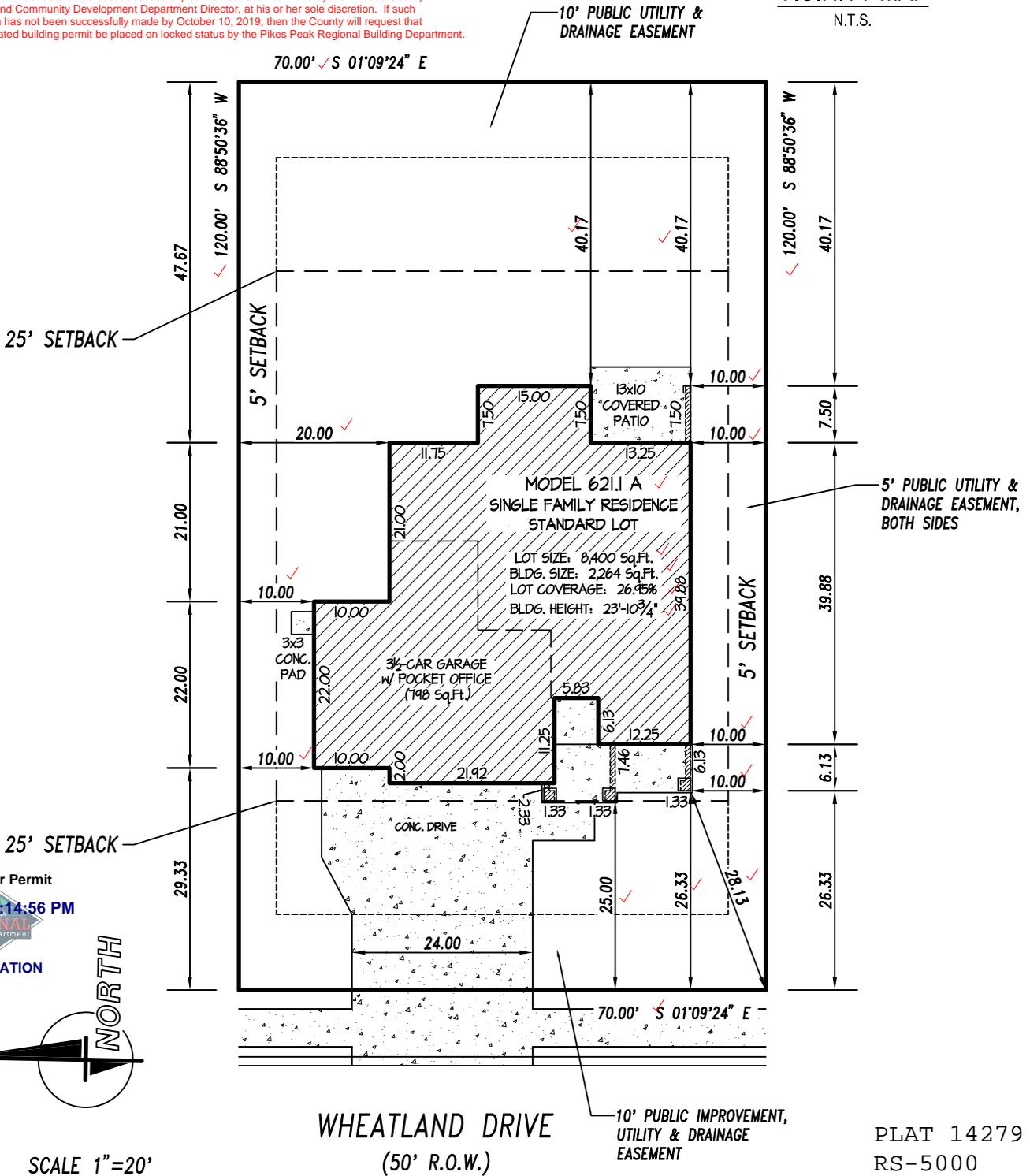
N.T.S.

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

LOT COVERAGE MAXIMUM FOR
2 STORY HOMES IS 40%.



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 3:14:56 PM
REGIONAL
Building Department
amy
ENUMERATION

NORTH

SCALE 1"=20'



WHEATLAND DRIVE
(50' R.O.W.)

PLAT 14279
RS-5000

TAX ID #5233203007

LEGAL DESCRIPTION

ADDRESS: 8103 WHEATLAND DRIVE ✓
DESCRIPTION: FILING I, LOT 34 ✓
HOMESTEAD AT STERLING RANCH ✓
COLORADO SPRINGS, COLORADO ✓
EL PASO COUNTY ✓

CLASSIC
HOMES

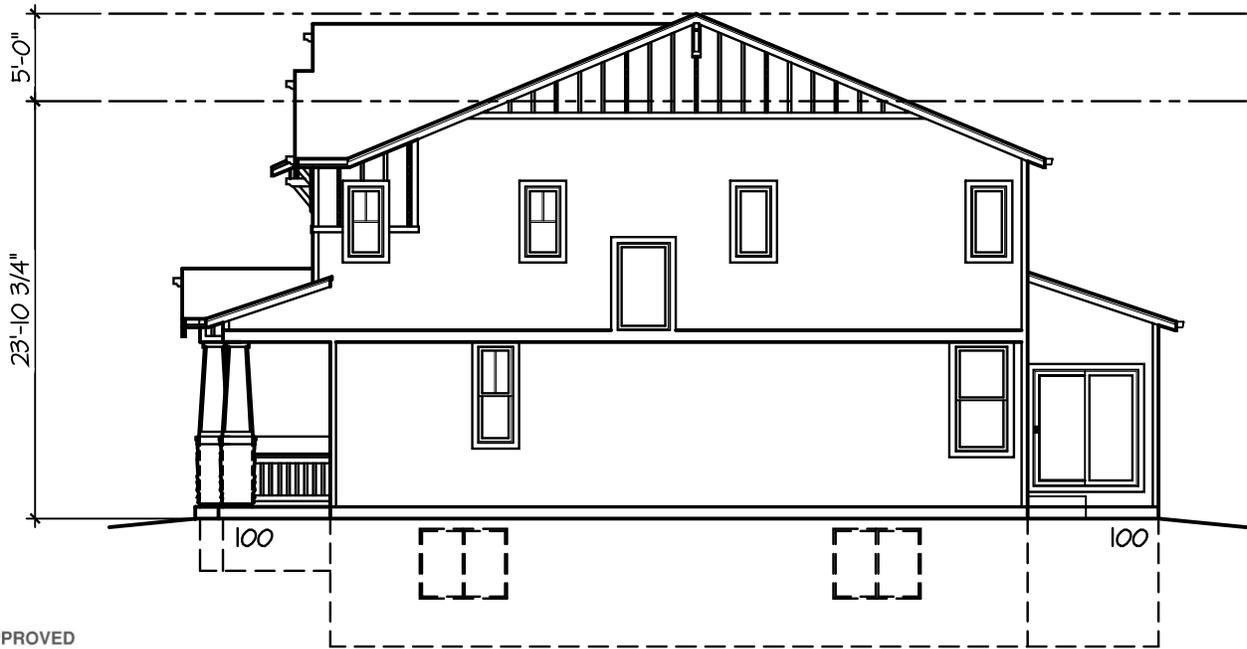
6385 Corporate Drive Colorado Springs, Colorado 80919 (719) 542-4333

PLOT PLAN

Drawn by: RC

RS-5000

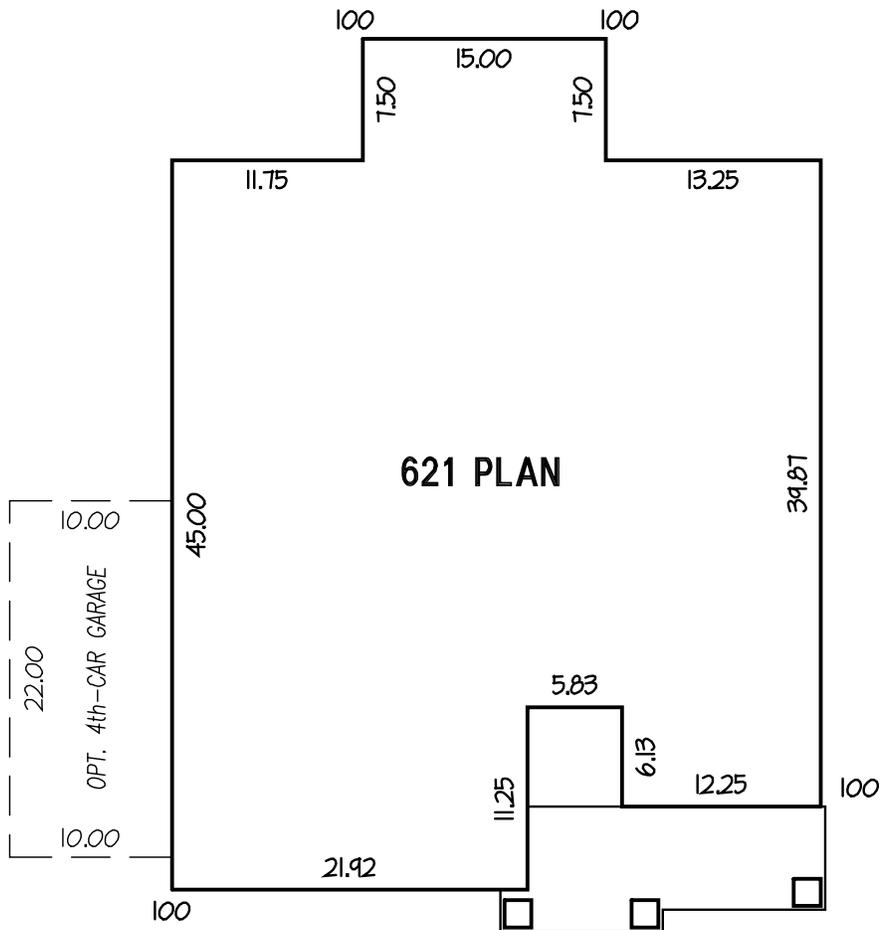
JUNE 4, 2019



APPROVED
Plan Review

07/29/2019 9:50:23 AM
dsdrangel

EPC Planning & Community
Development Department



HEIGHT CALCULATIONS

4 CORNERS @ 100 = 400
TOTAL: 400

$400 \div 4 = 100.0$
(AVERAGE FINISHED GRADE)

HEIGHT CALCULATIONS
STANDARD BUILDING SITE
FEBRUARY 2, 2015

CLASSIC
HOMES

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

MODEL 621 A

DRAWN BY: REBECCA MCBRIDE

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 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.*

6/24/19

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

Classic Homes
Company

Rebecca Clark
Name

(719) 785-3318
Phone number

reclark@classichomes.com
Email address

6385 Corporate Drive, Ste. 200
Address

Colorado Springs, CO 80919
City State Zip

Signature Date

6/24/19

Credit Holder Signature

Property Information

Address: 8103 Wheatland Drive

Parcel # 5233203007

Legal Description: Lot 34 Blk _____ Homestead at Sterling Ranch Filing No. 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: \$ 124,863.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP136</u>	Date Received <u>7/29/2019</u>
Date Approved <u>6/24/19</u>	Received by <u>dsdrange</u> <small>07/29/2019 9:45:33 AM</small>
Approved by <u>DS</u>	SFD <u>SFD19940</u>
Credit balance before use \$ <u>126084</u>	Other _____
Credit use amount per lot \$ <u>1221</u>	
Credit balance after use \$ <u>124863</u>	

SITE

2017 PPRBC



Parcel: 5233203007
Map #: 533G

Address: 8103 WHEATLAND DR, COLORADO SPRINGS

Plan Track #: 118920  Received: 16-Jul-2019 (AMY)

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

Type of Unit:

Garage	643
Lower Level 2	1141
Main Level	1141
Upper Level 1	1591
Total Square Feet	
	4516

Enumeration
APPROVED
AMY
7/16/2019 3:29:03 PM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
07/29/2019 9:52:00 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.