

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 _____

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

LOT COVERAGE MAXIMUM FOR RANCH HOMES IS 45%.

SFD191543

**APPROVED
Plan Review**

12/06/2019 3:32:34 PM
(Signature)

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVATE 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

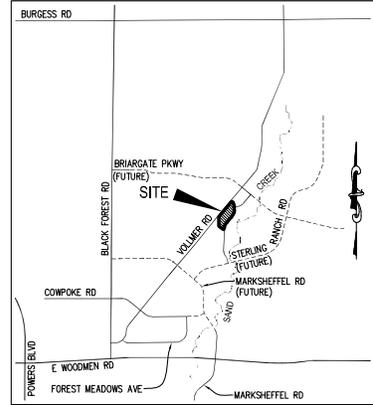
**APPROVED
BESQCP**

12/06/2019 3:32:43 PM
(Signature)

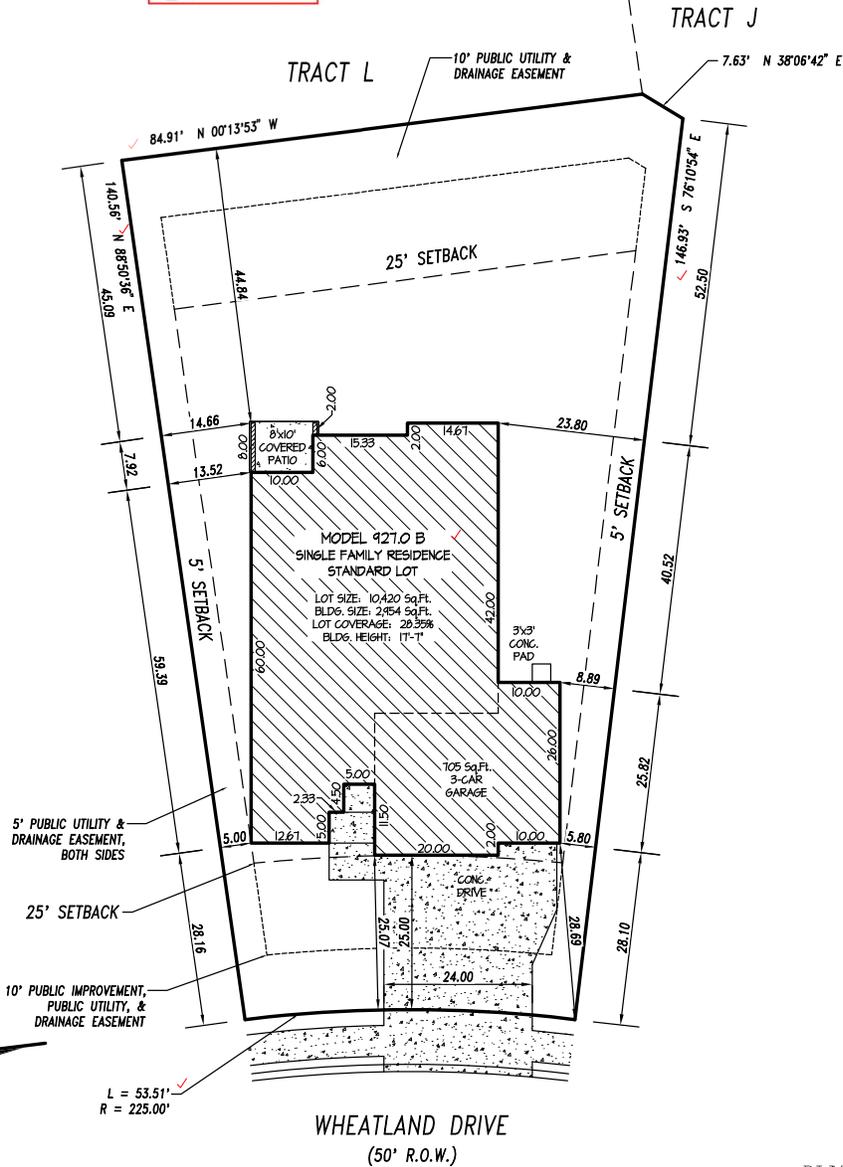
EPC Planning & Community
Development Department



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



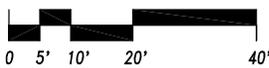
VICINITY MAP
N.T.S.



Released for Permit
12/06/2019 8:39:54 AM
simy
ENUMERATION



SCALE 1"=20'



PLAT 14279
RS-5000

TAX ID # 5233202037 ✓

LEGAL DESCRIPTION

ADDRESS: 8122 WHEATLAND DRIVE ✓
DESCRIPTION: FILING 1, LOT 10 ✓
HOMESTEAD AT STERLING RANCH ✓
COLORADO SPRINGS, COLORADO ✓
EL PASO COUNTY ✓

**CLASSIC
HOMES**

6385 Corporate Drive

Colorado Springs, Colorado 80919

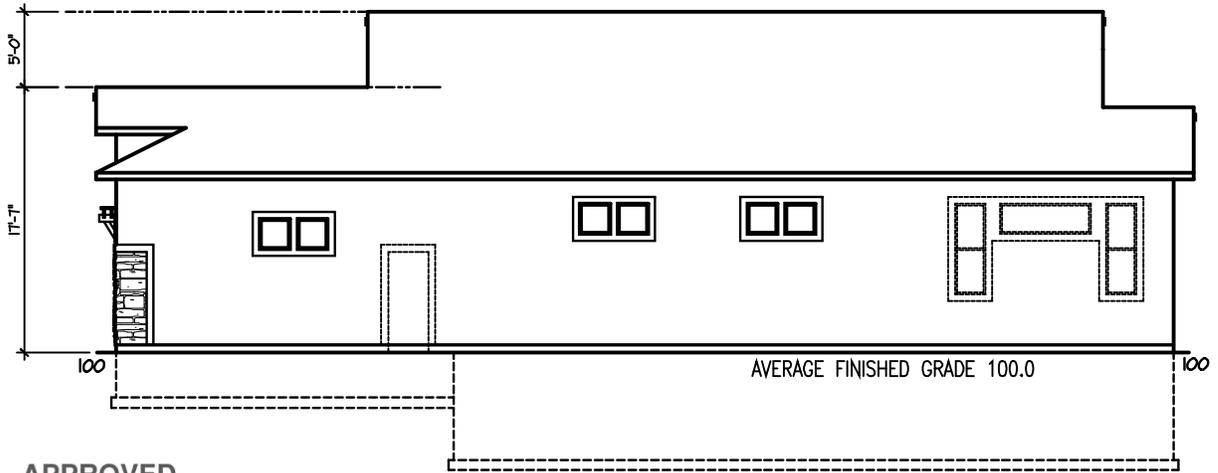
(719) 542-4333

PLOT PLAN

Drawn by: RC

RS-5000

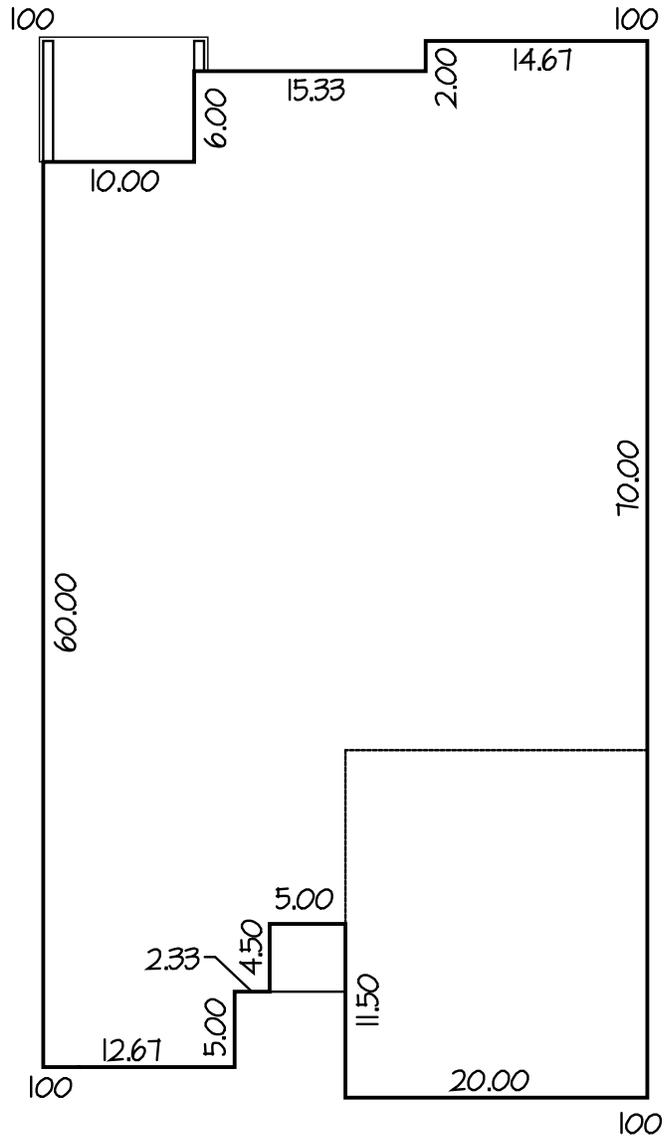
DECEMBER 5, 2019



**APPROVED
Plan Review**

12/06/2019 3:31:18 PM
dsdrangel

EPC Planning & Community
Development Department



HEIGHT CALCULATIONS

4 CORNERS @ 100 = 400

TOTAL: 400

$400 \div 4 = 100$

(AVERAGE FINISHED GRADE)

HEIGHT CALCULATIONS

STANDARD BUILDING SITE
NOVEMBER 7, 20016



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

MODEL 927

DRAWN BY: DW

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.*

12/5/19

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: 8122 Wheatland Drive

Parcel # 5233202037

Legal Description: Lot 18 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: \$ 326,204.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP209</u>	Date Received <u>12/6/2019</u>
Date Approved <u>12/5/19</u>	Received by <u></u>
Approved by <u>VC</u>	SFD <u>SFD191543</u>
Credit balance before use \$ <u>327425</u>	Other <u> </u>
Credit use amount per lot \$ <u>1221</u>	
Credit balance after use \$ <u>326204</u>	

SITE



2017 PPRBC

Address: 8122 WHEATLAND DR, COLORADO SPRINGS

Parcel: 5233202037
Map #: 533G

Plan Track #: 123308 

Received: 06-Dec-2019 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	445	
Lower Level 2	2150	
Main Level	2144	
	4739	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>12/6/2019 8:40:07 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p><u>Plan Review</u></p> <p>12/06/2019 3:33:08 PM</p>  <p>EPC Planning & Community Development Department</p>
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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.