

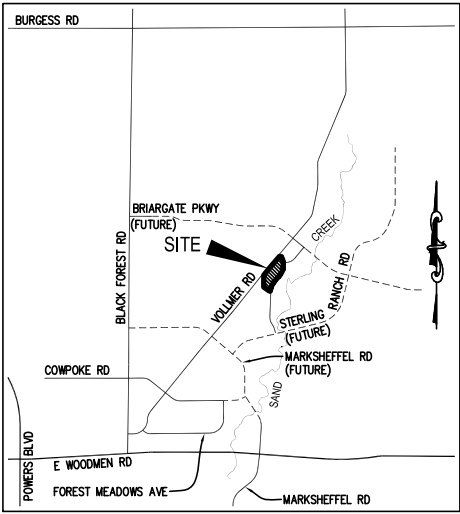
SUPERINTENDENT NOTES

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

SFD19941



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.



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%.

APPROVED  
Plan Review

07/29/2019 10:17:40 AM  
dsdrangel

EPC Planning & Community  
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLVATE 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.

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

APPROVED  
BESQCP

07/29/2019 10:17:54 AM  
dsdrangel

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.

25' SETBACK

10' PUBLIC UTILITY & DRAINAGE EASEMENT

10' PUBLIC IMPROVEMENT, PUBLIC UTILITY & DRAINAGE EASEMENT

5' PUBLIC UTILITY & DRAINAGE EASEMENT

25' SETBACK

10' PUBLIC IMPROVEMENT, UTILITY & DRAINAGE EASEMENT

TRACT 0  
DINES BOULEVARD  
(60' R.O.W.)

Released for Permit

07/16/2019 3:47:29 PM

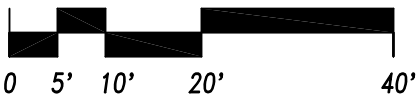
REGIONAL  
Building Department

amy

ENUMERATION



SCALE 1"=20'



LEGAL DESCRIPTION

ADDRESS: 8244 SCOBY COURT ✓  
DESCRIPTION: FILING 1, LOT 40 ✓  
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, NAH

RS-5000

MAY 31, 2019

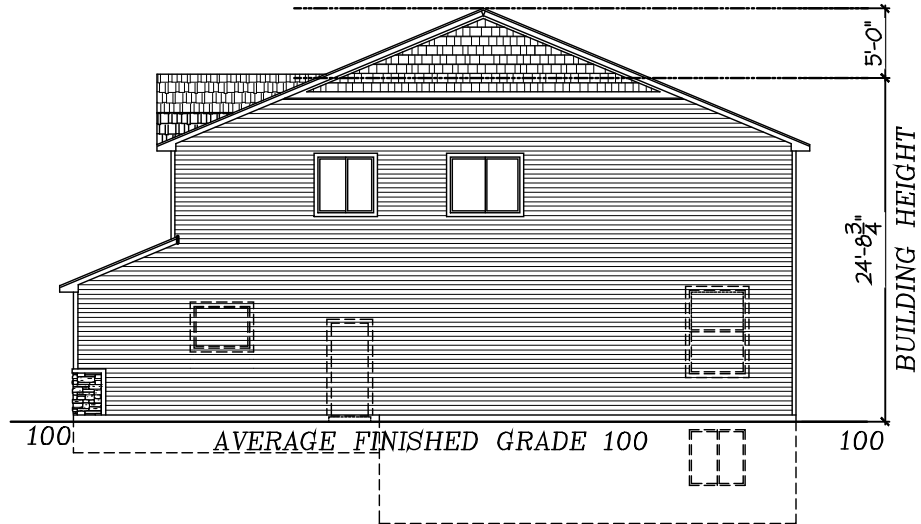
PLAT 14279  
RS-5000

TAX ID #5233203013

**APPROVED**  
**Plan Review**

07/29/2019 10:14:43 AM  
dsdrangel

EPC Planning & Community  
Development Department



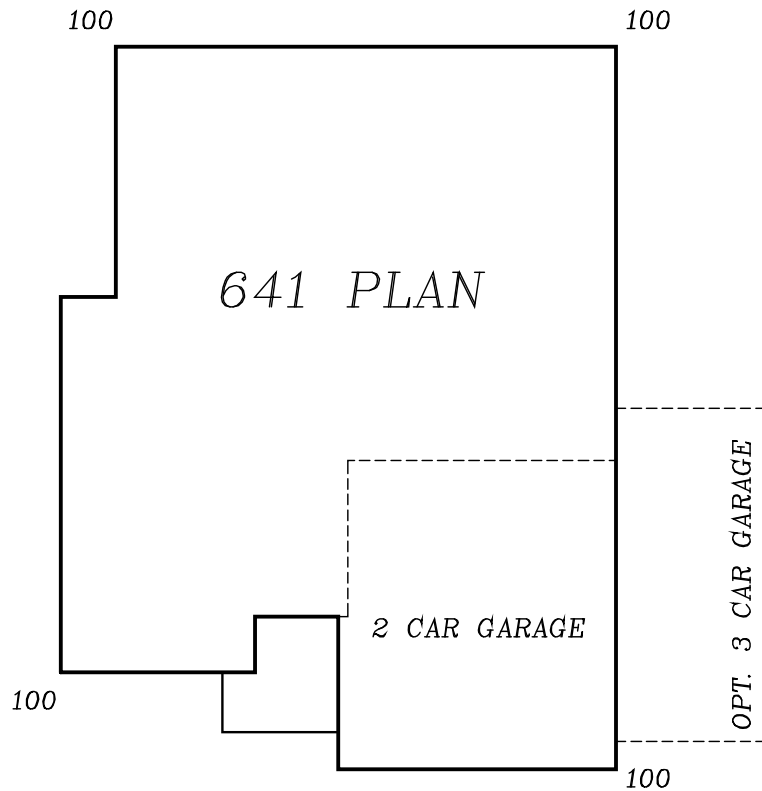
HEIGHT CALCULATIONS

4 CORNERS @ 100 = 400

TOTAL: 400

$400 \div 4 = 100$

(AVERAGE FINISHED GRADE)



HEIGHT CALCULATIONS  
**STANDARD BLDG. SITE**

**CLASSIC**  
HOMES

6385 CORPORATE DRIVE  
Colorado Springs, CO 80919  
(719) 592-9333

**MODEL 641.1**

**DRAWN BY: ED**

# 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](mailto: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.*

6/26/19

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](mailto: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

[rclark@classichomes.com](mailto:rclark@classichomes.com)

Email address

6385 Corporate Drive, Ste. 200

Address

Colorado Springs, CO 80919

City State Zip

Signature Date

6/26/19

Credit Holder Signature

### Property Information

Address: 8294 Scoby Court

Parcel # 5233203013

Legal Description: Lot 40 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: \$ 123,642.00

\*\*\*COUNTY USE ONLY BELOW THIS LINE\*\*\*

Credit Use Approval		Site Plan Review	
Authorization tracking #	EP137	Date Received	7/29/2019
Date Approved	6/26/19	Received by	 dsdrangel 07/29/2019 10:08:56 AM
Approved by	YC	SFD	SFD19941
Credit balance before use	\$ 124863	Other	
Credit use amount per lot	\$ 1221		
Credit balance after use	\$ 123642		



Parcel: 5233203013  
Map #: 533G

Address: 8294 SCOBY CT, COLORADO SPRINGS

Plan Track #: 118924      Received: 16-Jul-2019      (AMY)

Description:

Required PPRBD Departments (2)

RESIDENCE

Type of Unit:			
Garage	436		
Lower Level 2	1411		
Main Level	1407		
Upper Level 1	1728		
	4982	Total Square Feet	

Enumeration

APPROVED

AMY

7/16/2019 3:47:46 PM

Floodplain

(N/A)    RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/29/2019 10:18:06 AM

dsdrangel

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.