

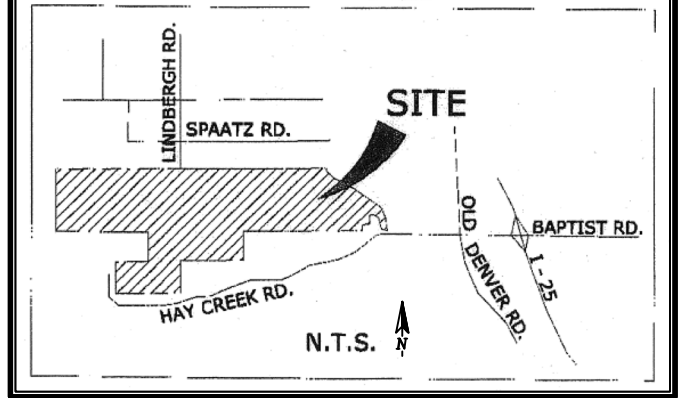
SUPERINTENDENT NOTES

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:
LOT COVERAGE
MAXIMUM IS 55%.

SFD21713
PLAT 14540
PUD

VICINITY MAP



APPROVED
Plan Review

04/09/2021 9:08:35 AM
dsdrangel

EPC Planning & Community
Development Department



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.

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

APPROVED
BESQCP

04/09/2021 9:09:08 AM
dsdrangel

EPC Planning & Community
Development Department

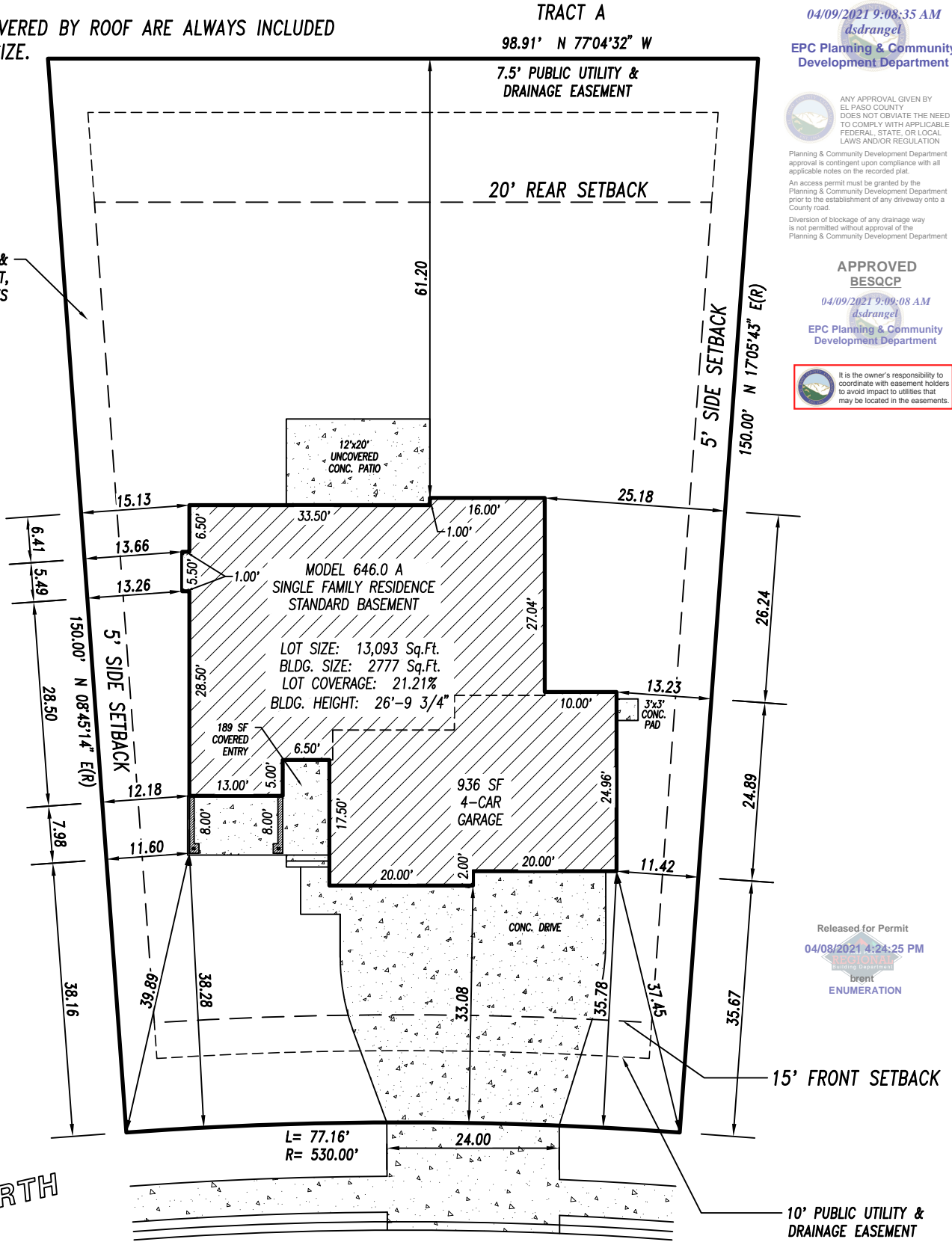


It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.

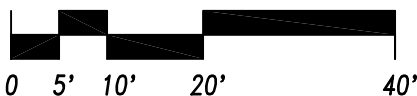
NOTES:

- * PATIO IS UNCOVERED, AND NOT INCLUDED IN BUILDING SIZE.
- * ALL AREAS COVERED BY ROOF ARE ALWAYS INCLUDED IN BUILDING SIZE.

5' PUBLIC UTILITY &
DRAINAGE EASEMENT,
BOTH SIDES



SCALE 1"=20'



FOREST LAKES DRIVE
(60' R.O.W.)

TAX ID # 7128302009

LEGAL DESCRIPTION

ADDRESS: 3824 FOREST LAKES DRIVE
DESCRIPTION: FILING 5 - LOT 31
FOREST LAKES
MONUMENT, COLORADO
EL PASO COUNTY

CLASSIC
HOMES

2138 Flying Horse Club Dr. Colorado Springs, Colorado 80921 (719) 542-4333

PLOT PLAN

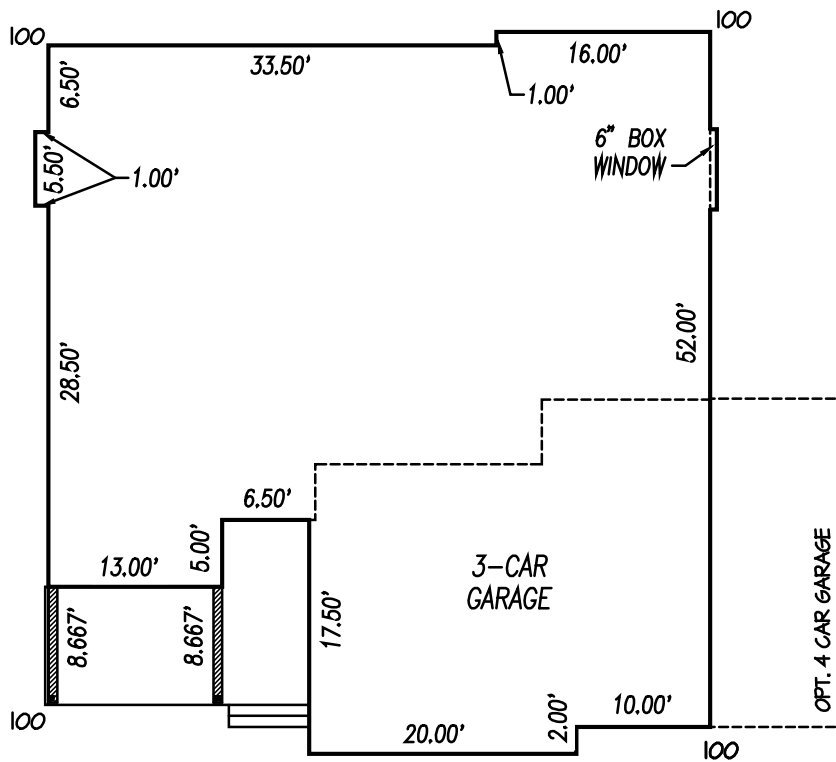
Drawn by: KD / MA

PUD

APR 07, 2021



Side Elevation
NOT TO SCALE



NOT TO SCALE

APPROVED
Plan Review
04/09/2021 9:05:56 AM
dsdrangel
EPC Planning & Community
Development Department

HEIGHT CALCULATIONS
4 CORNERS @ 100 = 400
TOTAL: 400
400 ÷ 4 = 100
(AVERAGE FINISHED GRADE)

HEIGHT CALCULATIONS

STANDARD BUILDING SITE
JULY 20, 2017



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

Model 646

DRAWN BY: DAW

EL PASO COUNTY



ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2020

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.*

04/02/2021

Date Submitted

Owner of Credits

Authorized Representative (if applicable)

Elite Properties of America

Company

Classic Homes

Company

Doug Stimple

Name

Michelle Armbrust

Name

719.592-9333

Phone number

(719) 785-3216

Phone number

dstimple@classichomes.com

Email address

marmbrust@classichomes.com

Email address

2138 Flying Horse Club Drive

Address

2138 Flying Horse Club Drive

Address

Colorado Springs, Colorado 80921

City/State/Zip

Colorado Springs, Colorado 80921

City/State/Zip

Signature Date

04/02/2021

Credit Holder Signature

Property Information

Address: 3824 Forest Lakes Drive

Parcel # 7128302009


Legal Description: Lot 31 Blk _____ Forest Lakes - Filing 5

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: \$ 2,527.00 Credit Balance: \$ 569,441.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP408</u>	Date Received <u>4/9/2021</u>
Date Approved <u>4/5/2021</u>	Received by <u> dsdrangel</u>
Approved by <u>VC</u>	SFD <u>SFD21713</u>
Credit balance before use \$ <u>\$571,968.00</u>	Other _____
Credit use amount per lot \$ <u>2527.00</u>	
Credit balance after use \$ <u>\$569,441.00</u>	

SITE



2017 PPRBC

Address: 3824 FOREST LAKES DR, MONUMENT

Parcel: 7128302009

Plan Track #: 143827 

Received: 08-Apr-2021 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	688	
Lower Level 2	1667	
Main Level	1654	
Upper Level 1	1900	
	5909	Total Square Feet

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BRENT</p> <p>4/8/2021 4:24:37 PM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
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Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>04/09/2021 9:09:33 AM</i></p> <p><i>dsdrangel</i></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.