

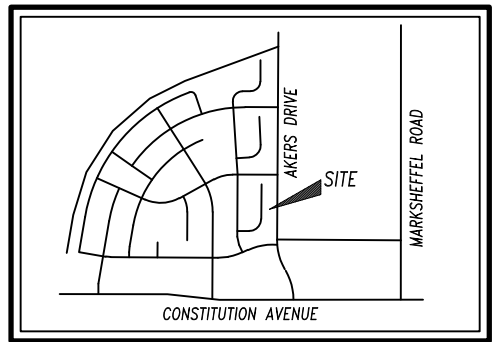
SUPERINTENDENT NOTES

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%.

SFD20977



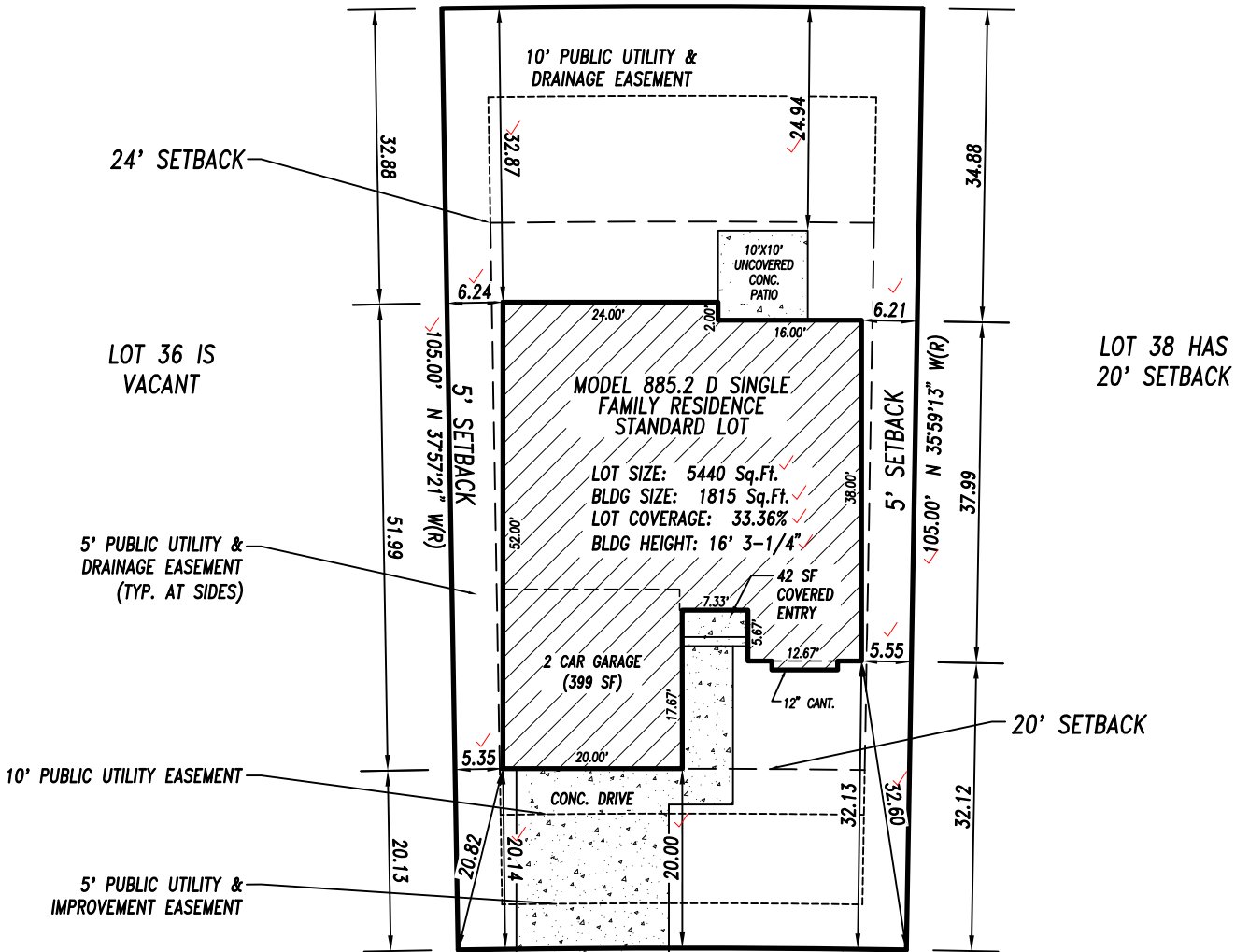
APPROVED
BESQCP
07/31/2020 11:53:42 AM
EPC Planning & Community Development Department

APPROVED
Plan Review
07/31/2020 11:53:48 AM
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.

ANY APPROVAL GIVEN BY THE PDSO COUNTY DOES NOT OBTAIN 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 storage of any drainage way is not permitted without approval of the Planning & Community Development Department.

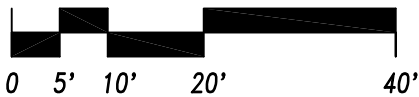
L = 53.61'
R = 1560.08'



Released for Permit
07/30/2020 4:37:45 PM
Becky A
ENUMERATION



SCALE 1"=20'



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

L = 50.00'
R = 1455.08'

PLAT 14422

TAX ID # 5332408004

LEGAL DESCRIPTION

ADDRESS: 1212 ELECTRONIC DRIVE ✓
DESCRIPTION: FILING 7 - LOT 31 ✓
HANNAH RIDGE AT FEATHERGRASS
COLORADO SPRINGS, COLORADO
EL PASO COUNTY

CLASSIC
HOMES

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

PLOT PLAN

Drawn by: MA

PUD

JULY 24, 2020

CAD-0

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.*

7/24/2020

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

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 80921

City State Zip

7/24/2020

Signature Date

Credit Holder Signature

Classic Homes

Company

Michelle Armbrust

Name

(719) 785-3216

Phone number

marmbrust@classichomes.com

Email address

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 80921

City State Zip

Property Information

Address: 7272 Electronic Drive

Parcel # 5332408004

Legal Description: Lot 37 Blk _____ Hannah Ridge at Feathergrass - Filing 7

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: \$ 584.00 Credit Balance: \$ 292,226.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP265</u>	Date Received <u> dsdyotinger</u>
Date Approved <u>7/27/2020</u>	Received by <u>07/31/2020 11:30:43 AM</u>
Approved by <u>VC</u>	SFD <u>SFD20977</u>
Credit balance before use \$ <u>\$292,810.00</u>	Other _____
Credit use amount per lot \$ <u>584.00</u>	
Credit balance after use \$ <u>\$292,226.00</u>	Plus \$637.00

EL PASO COUNTY



Receipt for Fees Paid

Planning and Community Development Department
 2880 International Circle, Suite 110, Colorado Springs, Colorado 80910
 Office (719) 520-6300

Date 7/29/20

Receipt No. 522942

Processed by JE

Customer: Classic Homes
 A Division of Elite Properties
 2138 Flying Horse Club Dr
 Colorado Springs, CO 80921

Check No. 2311

Payment Method Check

Item	Description	Prefix	Type	Rate	Qty	Amount
H30 2	Road Impact Fee - Constitution Heights Metro District PROJECT NAME: Hannah Ridge At Feathergrass Fil No 7 7272 Electronic Drive 2742 Pony Club Lane 2807 GrandPrix Court			637.00	3	1,911.00
1	CUSTOMER NAME: Classic Homes					0.00

Total \$1,911.00

SITE



2017 PPRBC

Address: 7272 ELECTRONIC DR, COLORADO SPRINGS

Parcel: 5332408004

Map #: 752G

Plan Track #: 131916 

Received: 30-Jul-2020 (BECKYA)

Description:

Required PPRBD Departments (2)

RESIDENCE

Type of Unit:

Garage	399	
Lower Level 2	1368	
Main Level	1375	
	3142	Total Square Feet

Enumeration

APPROVED

BECKYA

7/30/2020 4:37:57 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/31/2020 11:33:35 AM

dsdyounger

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.