

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 _____

SFD19919

APPROVED Plan Review

07/24/2019 7:55:44 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 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

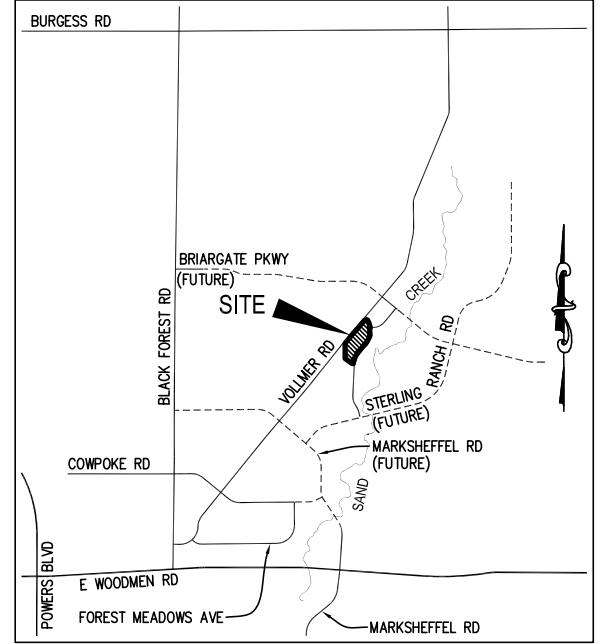
07/24/2019 7:55:56 AM

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.

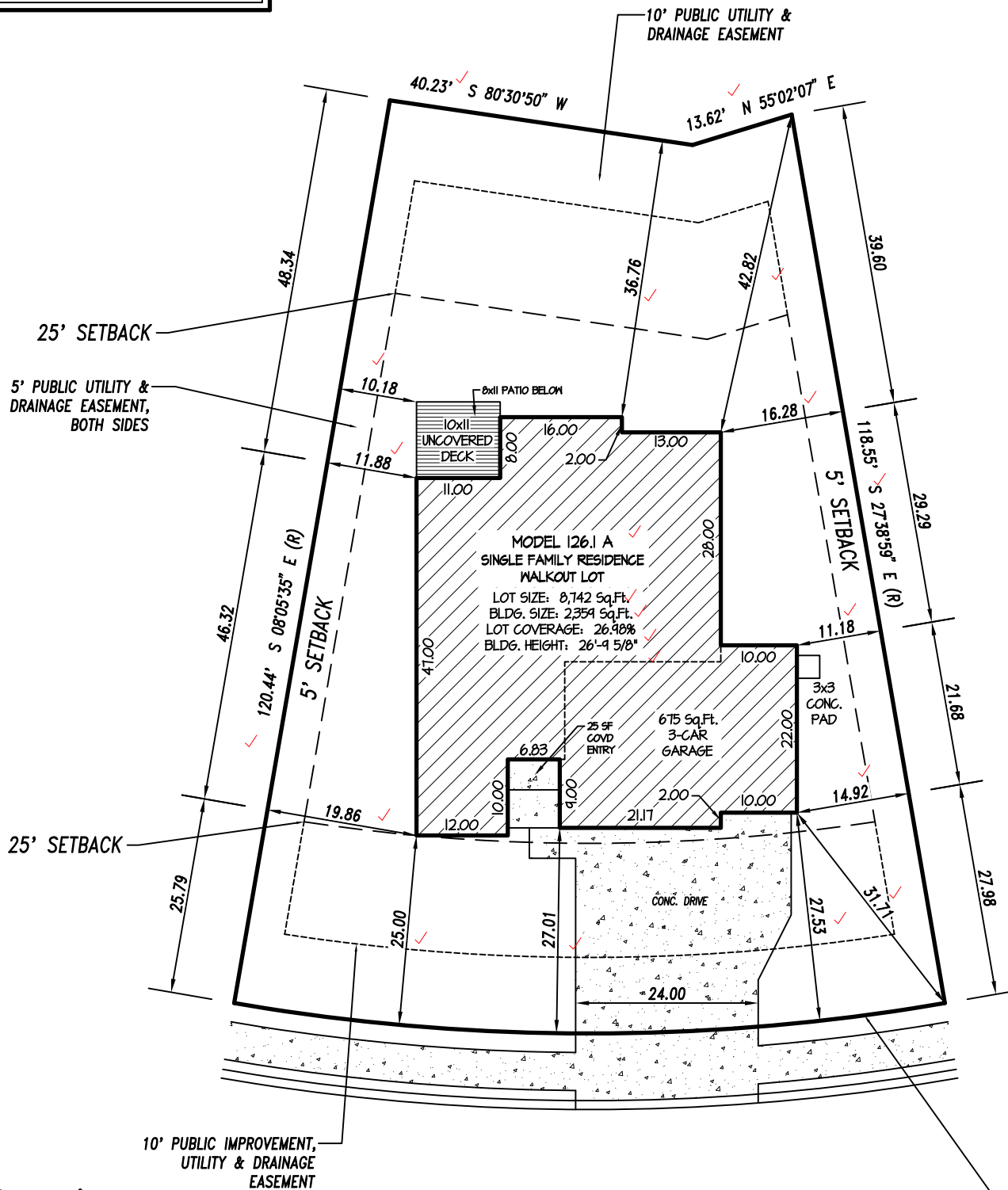


VICINITY MAP
N.T.S.

LOT COVERAGE MAXIMUM FOR 2 STORY HOMES IS 40%.

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

NOTE:
DECK HAS MORE THAN 6'-0" OF CLEARANCE UNDERNEATH, IS NOT COVERED, AND IS INCLUDED IN LOT COVERAGE.



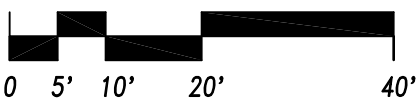
WHEATLAND DRIVE
(50' R.O.W.)

L = 93.87'
R = 275.00'



Released for Permit
07/16/2019 7:48:06 AM
REGIONAL Building Department
amy
ENUMERATION

SCALE 1"=20'



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.

PLAT 14279
RS-5000

TAX ID #5233204013

PLOT PLAN

Drawn by: RC

RS-5000

JUNE 13, 2019

LEGAL DESCRIPTION

ADDRESS: 8263 WHEATLAND DRIVE ✓
DESCRIPTION: FILING 1, LOT 63 ✓
HOMESTEAD AT STERLING RANCH
COLORADO SPRINGS, COLORADO
EL PASO COUNTY

CLASSIC
HOMES

6385 Corporate Drive

Colorado Springs, Colorado 80919

(719) 542-4333

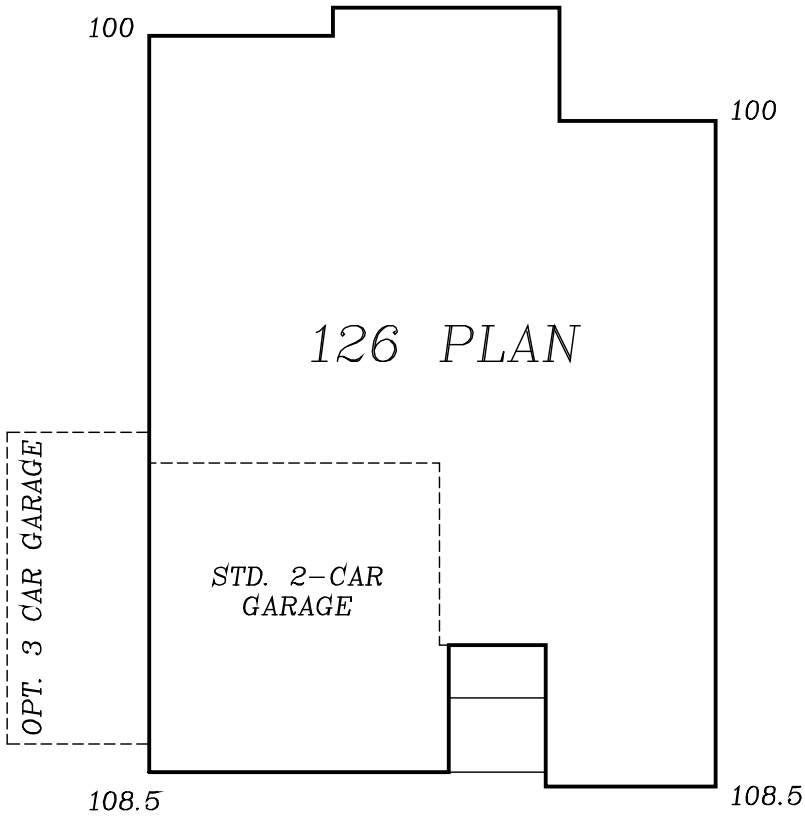
**APPROVED
Plan Review**

07/24/2019 7:52:47 AM
dsdrangel

EPC Planning & Community
Development Department



HEIGHT CALCULATIONS
 2 CORNERS @ 100 = 200
 2 CORNERS @ 108.5 = 217
 TOTAL: 417
 417 ÷ 4 = 104.25
 (AVERAGE FINISHED GRADE)



HEIGHT CALCULATIONS
 WALKOUT BUILDING SITE
 w/ 1' TALLER BASEMENT

CLASSIC
 HOMES

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

MODEL 126.0

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 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.*

7/10/19

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]
Signature

7/10/19
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

[Signature]
Signature

Property Information

Address: 8263 Wheatland Drive

Parcel # 5233204013

Legal Description: Lot 63 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: \$ 110,508.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP144</u>	Date Received <u>7/24/2019</u>
Date Approved <u>7/11/19</u>	Received by <u><i>[Signature]</i></u>
Approved by <u><i>[Signature]</i></u>	SFD <u>SFD19919</u>
Credit balance before use \$ <u>111727</u>	Other _____
Credit use amount per lot \$ <u>1221</u>	
Credit balance after use \$ <u>110508</u>	



Parcel: 5233204013
Map #: 533G

Address: 8263 WHEATLAND DR, COLORADO SPRINGS

Plan Track #: 118884  **Received: 16-Jul-2019 (AMY)**

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

Type of Unit:

Garage	456
Lower Level 2	1543
Main Level	1541
Upper Level 1	973
Total Square Feet	
	4513

Enumeration
APPROVED
AMY
7/16/2019 7:48:21 AM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
07/24/2019 7:56:58 AM
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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.