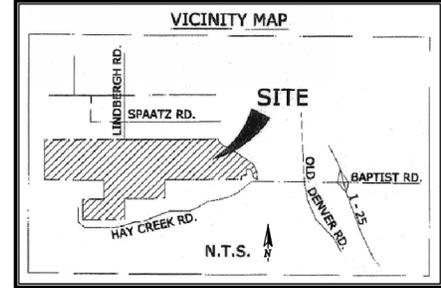


SUPERINTENDENT NOTES

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 _____

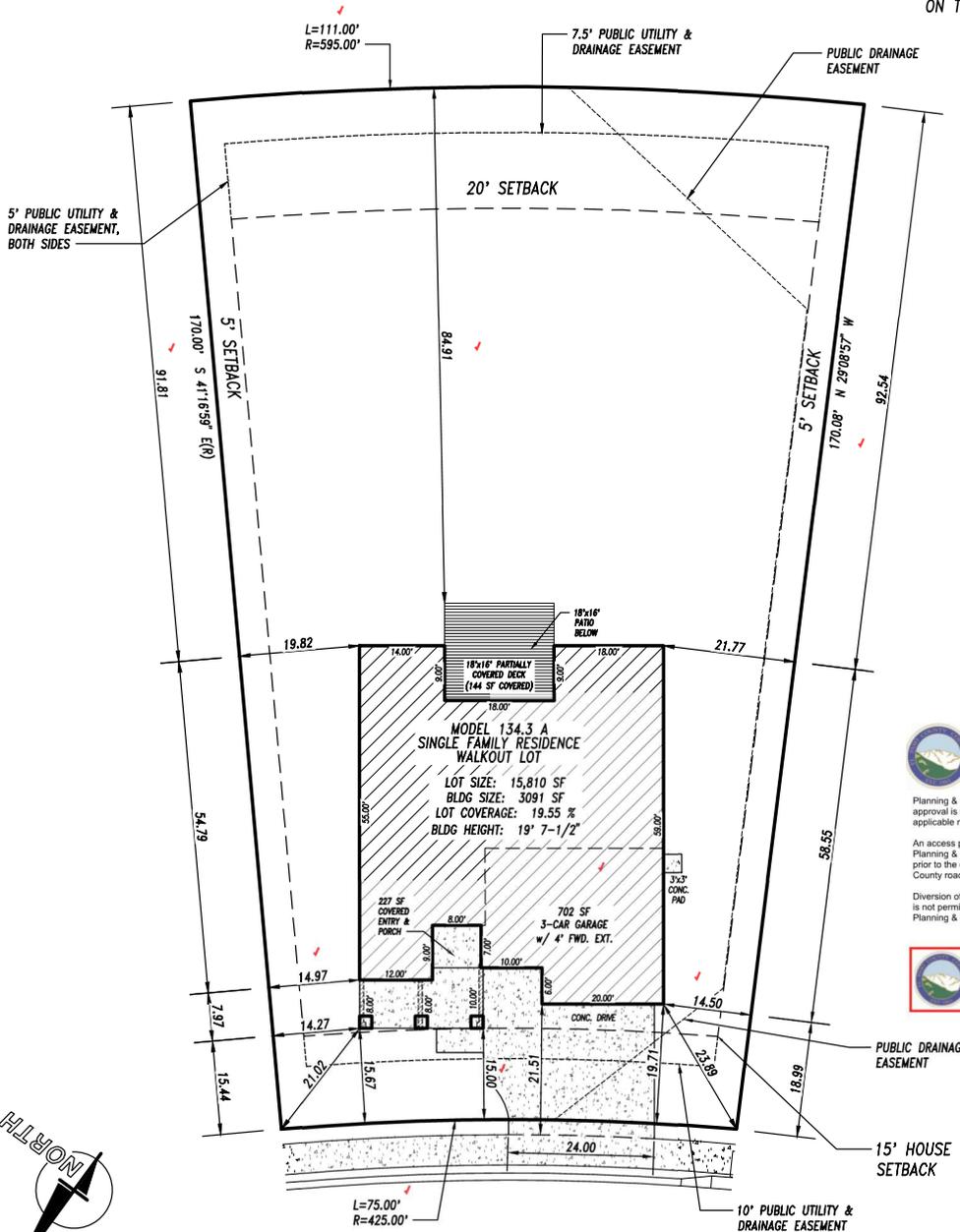
ALL AREAS COVERED BY ROOF ARE ALWAYS INCLUDED IN LOT COVERAGE.

NOTE:
DECK HAS MORE THAN 6'-0" OF CLEARANCE UNDERNEATH, IS PARTIALLY COVERED AND THE ENTIRE DECK IS INCLUDED IN BUILDING SIZE.



TRACT C

LOT COVERAGE MAXIMUM ON THIS LOT IS 55%.



Released for Permit
01/25/2023 3:56:54 PM
brent
ENUMERATION

SFD2341
PLAT 14981
ZONE PUD

APPROVED

Plan Review
01/27/2023 9:15:42 AM
dsdarchuleta
EPC Planning & Community
Development Department

APPROVED
BESQCP

01/27/2023 9:15:50 AM
dsdarchuleta
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.

Division of blockage of any drainage way is not permitted without approval of the 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.

FOOTHILLS FLASH COURT
(50' R.O.W.)

TAX ID # 7129401038

LEGAL DESCRIPTION

ADDRESS: 4743 FOOTHILLS FLASH COURT
DESCRIPTION: FILING 1, LOT 17
FOREST LAKES
MONUMENT, COLORADO
EL PASO COUNTY

CLASSIC
HOMES

2198 Flying Horse Club Dr. Colorado Springs, Colorado 80921 (719) 592-9333

PLOT PLAN

Drawn by: NH, JA, LX

PUD

JANUARY 25, 2023

SITE

2017 PPRBC



Parcel: 7129401038

Address: 4743 FOOTHILLS FLASH CT, MONUMENT

Plan Track #: 171843  **Received: 25-Jan-2023 (BRENT)**

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

Type of Unit:

Garage	622
Lower Level 2	1874
Main Level	1874
	4370
	Total Square Feet

Enumeration
APPROVED
BRENT
1/25/2023 10:22:24 AM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
01/27/2023 9:19:20 AM
dsdarchuleta
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.

ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2023

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.*

01/20/2023

Date Submitted

Owner of Credits

Authorized Representative (if applicable)

Elite Properties of America

Company

Classic Homes

Company

Doug Stimple

Name

Lavina Weiss

Name

719-592-9333

Phone number

719-785-3264

Phone number

dstimple@classichomes.com

Email address

lweiss@classichomes.com

Email address

2138 Flying Horse Club Drive

Address

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 809

City State Zip

Colorado Springs, CO 80921

City State Zip

01/01/2023

Signature Date

Credit Holder Signature



Property Information

Address: 4743 Foothills Flash Court

Parcel # 7129401038

Legal Description: Lot 17 Blk _____ Forest Lakes Filing No. 7

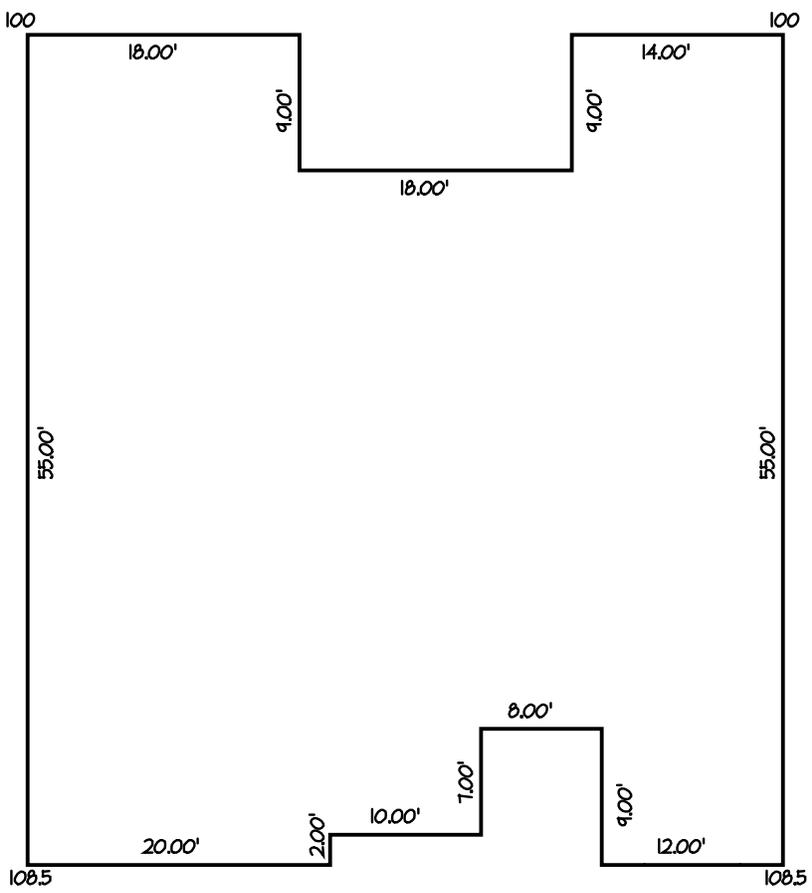
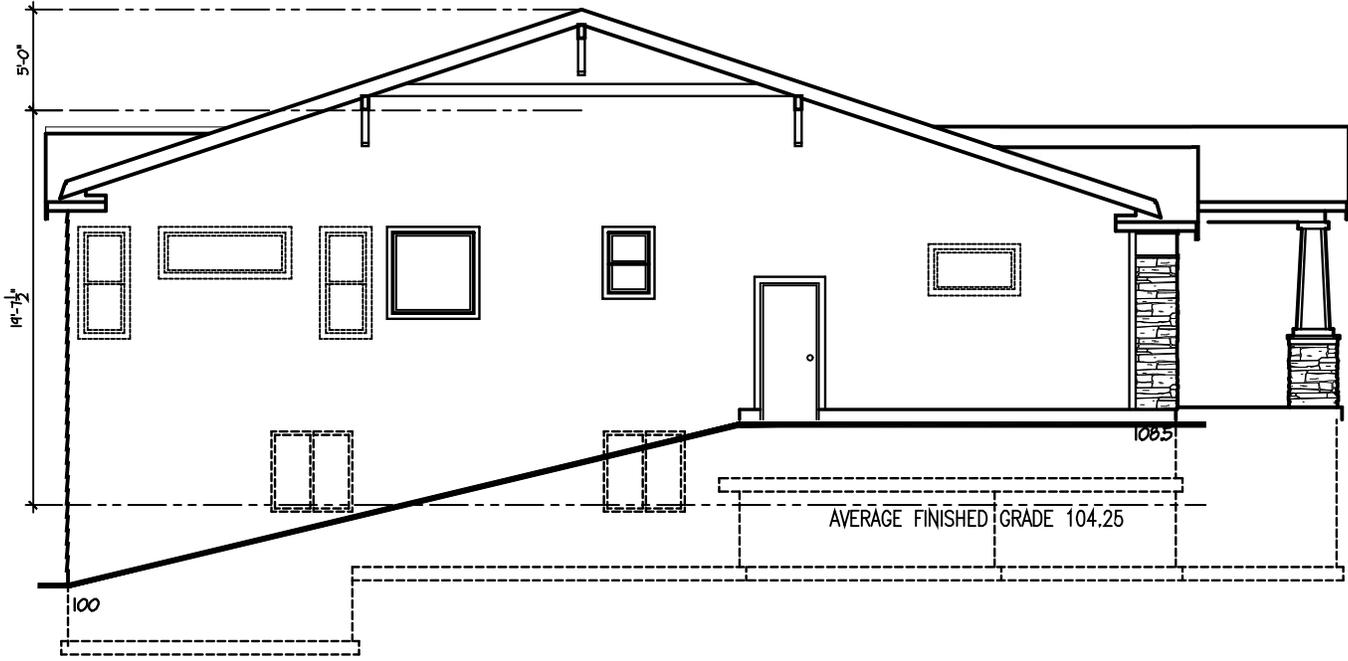
Type of land use: Single family dwelling Other _____

Fee/Unit category In a PID: Yes No Mill Levy: 5 mills 10 mills

Credit amount to be used: \$ 2527.00 Credit Balance: \$ 257,056.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP627</u>	Date Received <u><i>dsdarchuleta</i></u>
Date Approved <u>1/24/2023</u>	Received by <u>01/27/2023 9:56:26 AM</u>
Approved by <u>VC</u>	SFD <u>SFD2341</u>
Credit balance before use \$ <u>259583</u>	Other _____
Credit use amount per lot \$ <u>2527</u>	
Credit balance after use \$ <u>257006</u>	



HEIGHT CALCULATIONS

2 CORNERS @ 100 = 200
 2 CORNERS @ 108.5 = 217
 TOTAL: 417

$417 \div 4 = 104.25$
 (AVERAGE FINISHED GRADE)

HEIGHT CALCULATIONS
 8.5' WALKOUT BUILDING SITE
 2019 MARCH 25



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

MODEL 134 A

DRAWN BY: DW