

SFD191026
 PLAT
 14238
 PUD

APPROVED
Plan Review
 08/27/2019 3:24:11 PM
 dsdarchuleta
 EPC Planning & Community
 Development Department

APPROVED
BESQCP
 08/27/2019 3:24:19 PM
 dsdarchuleta
 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.

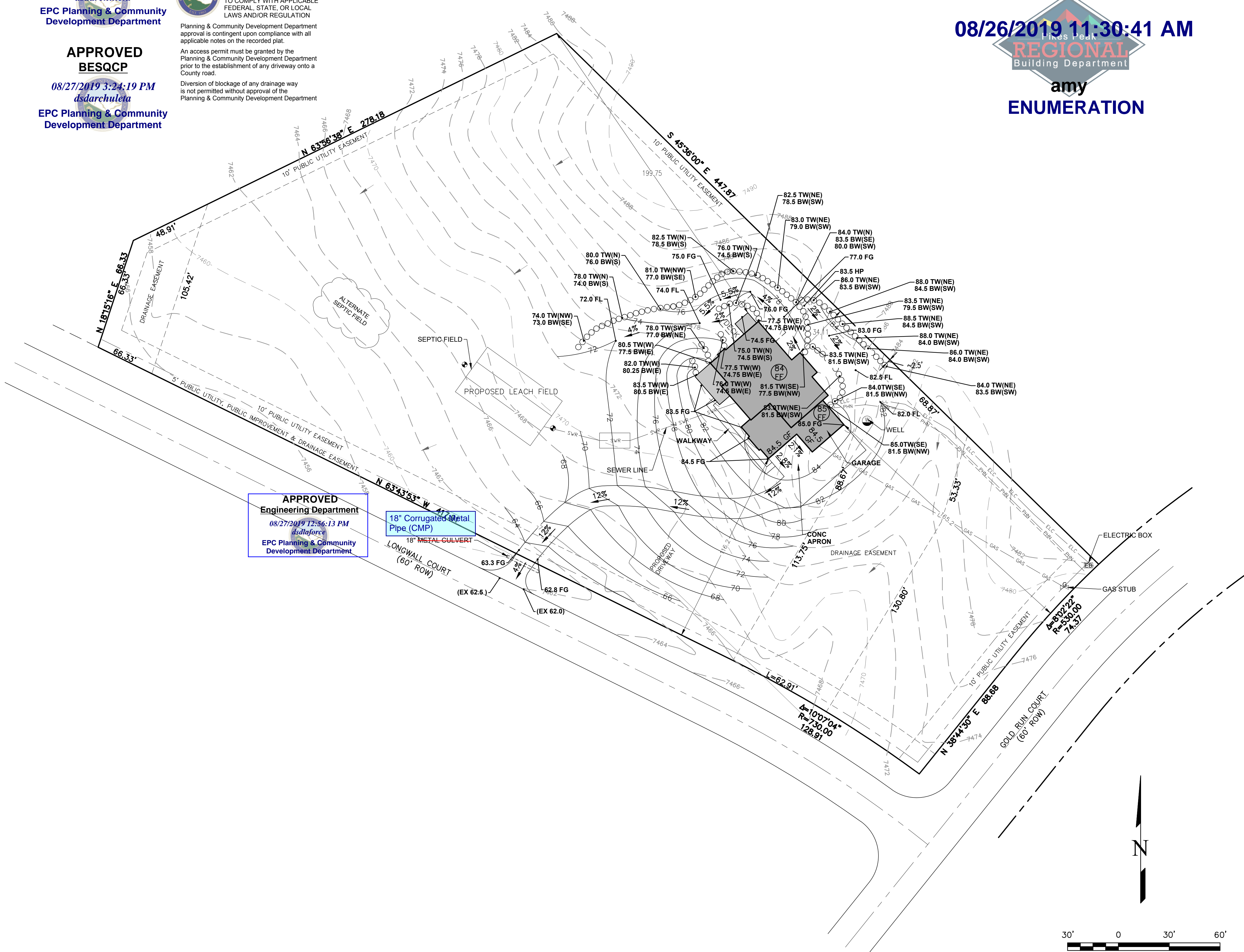
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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

Released for Permit
 08/26/2019 11:30:41 AM
 amy
 ENUMERATION



APPROVED
 Engineering Department
 08/27/2019 12:56:13 PM
 dsdarchuleta
 EPC Planning & Community
 Development Department

18" Corrugated Metal Pipe (CMP)
 18" METAL CULVERT
 LONGWALL COURT (60' ROW)

GENERAL NOTES
SITE PLAN

- ALL BASEMENTS, SETBACKS, GRADES & HEIGHTS SHOWN, ON SITE DEVELOPMENT PLAN, SHALL BE VERIFIED BY TITLE SEARCH AND CONTRACTOR PRIOR TO CONSTRUCTION & ANY DISCREPANCIES REPORTED TO DESIGNER. FAILURE TO DO SO SHALL RELIEVE DESIGNER OF ERRORS.
- FOUNDATION DESIGN TO BE COMPLETED UPON SITE INSPECTION OF SOILS BY A COLORADO REGISTERED ENGINEER. DESIGN TO BE ON HAND AT TIME OF FIRST INSPECTION.
- DESIGN BY ENGINEER SHALL BE BASED UPON LOADS FOUND BY USING DRAWINGS BY MICHAEL DONOVAN IT SHALL BE ADVISED THAT ALL STRUCTURAL ENGINEERING DESIGN SHOWN ON PLANS SHALL BE VERIFIED BY A PROFESSIONAL ENGINEER & ANY DISCREPANCIES REPORTED TO DESIGNER. FAILURE TO DO SO SHALL RELIEVE DESIGNER OF ANY ERRORS.
- ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE IN ALL DIRECTIONS A MINIMUM OF 10% OR 1" IN 10' & SHALL CONFORM TO ALL REQUIREMENTS INDICATED IN SOILS REPORT. SOILS REPORT SHALL GOVERN FOUNDATION DRAINAGE & SLABS.
- XX.XX' = EXISTING SPOT ELEVATION
- XXX.XX' = PROPOSED SPOT ELEVATION

LOT INFORMATION

LOT DESCRIPTION:
 FLYING HORSE NORTH, FILING #1, LOT 46

BUILDING DEPARTMENT
 PRRBD

TAX NUMBER
 6136004014

ZONING DISTRICT

SETBACKS
 • FRONT 30'
 • REAR 35'
 • SIDE 10' EA SIDE
 • ADJACENT 20'

LOT AREA

TOTAL AREA FOR LOT 46 2.73 ACRE / 119058 SQ FT

FOUNDATION AT GRADE AREAS

BASEMENT	2288 SQ FT
GARAGE	1011 SQ FT
FRONT PORCH SLAB	235 SQ FT
BASEMENT PATIO SLAB	80 SQ FT
	3614 SQ FT

IMPERVIOUS LOT COVERAGE AREAS

FOUNDATION AT GRADE AREAS	3614 SQ FT
ASPHALT DRIVEWAY (WITHIN PROPERTY LINES)	2509 SQ FT
CONC APRON	308 SQ FT
WALKWAY	184 SQ FT
TOTAL IMPERVIOUS AREA	6615 SQ FT
TOTAL LOT AREA	119058 SQ FT
IMPERVIOUS LOT COVERAGE PERCENTAGE	%5.56

UTILITY LINES

ID	DESCRIPTION	LENGTH
— ELC — ELC —	ELECTRICAL LINE	191'-0"
— GAS — GAS —	GAS LINE	168'-0"
— PHN — PHN —	PHONE LINE	188'-0"
— SVR — SVR —	SEWER LINE	118'-0"
— WTR — WTR —	WATER LINE	23'-0"

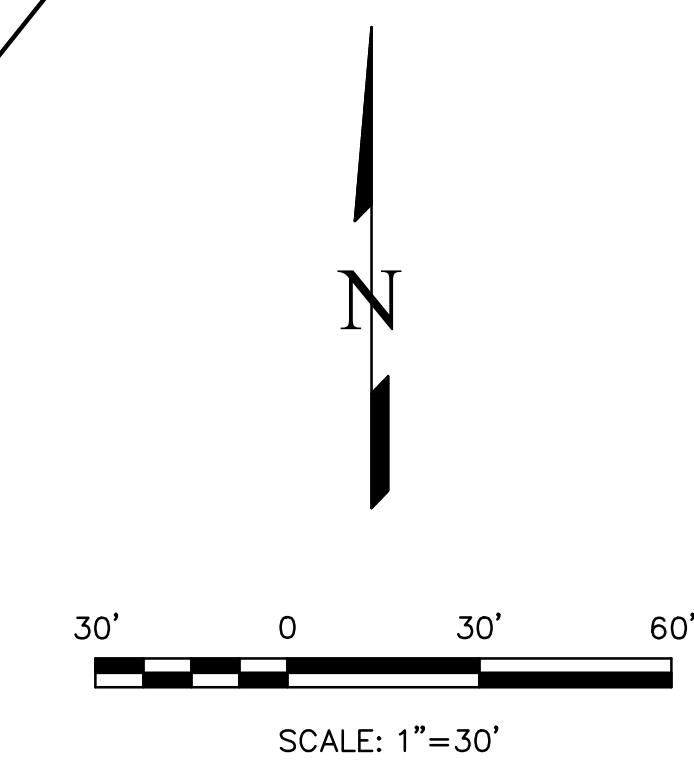
NOTE: VERIFY HOME GRADES & STEPS W/FINAL FOUNDATION PLANS

NOTE: TOPO BY OTHERS

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

L. DUCETT, PROFESSIONAL ENGINEER
 COLORADO P.E. NO. 32339

8-20-19



SITE PLAN
 SCALE: 1" = 30'-0"

CLIENT ACKNOWLEDGES THAT THEY HAVE REVIEWED THESE PLANS & APPROVE OF SAID PLANS AS DRAWN. CLIENT ALSO ACKNOWLEDGES THAT ANY CHANGES REQUESTED BY CLIENT FROM THIS POINT FORWARD WILL INCUR AN ADDITIONAL CHARGE.

OWNER _____ DATE _____

OWNER _____ DATE _____

JAYDEN HOMES
 P.O. Box 1892
 Monument, CO 80132
 (719) 499-4400
 Dennis@JaydenHomesColorado.com

REVISIONS

THE
MARSHALL RESIDENCE
 15051 LONGWALL COURT
 FLYING HORSE NORTH, FILING #1, LOT 46
 COLORADO SPRINGS, CO 80908 - EL PASO COUNTY

CONSTRUCTION DOCUMENT SET
 SITE PLAN
 FOXBIRD MODEL
 CRAFTSMAN ELEVATION

PROJECT NUMBER
 19004

CLIENT / ARCHITECT
 SN014

ISSUE DATE

ISSUE DATE

BUILDING DEPARTMENT
 PRRBD

PERMIT NUMBER

SHEET NUMBER
A1.1

RESIDENTIAL



2017 PPRBC

Address: 15051 LONGWALL CT, COLORADO SPRINGS

Parcel: 6136004014
Map #: 315G

Plan Track #: 119524 

Received: 06-Aug-2019 (BECKYA)

Description:


RESIDENCE

Contractor: CONSTRUCTION BY GENESIS, INC.

Type of Unit:

Garage	1011	
Lower Level 1	454	
Lower Level 2	1834	
Main Level	2288	
	5587	Total Square Feet

Required PPRBD Departments (4)

Enumeration
Released for Permit
08/09/2019 8:13:57 AM

amy
ENUMERATION

Floodplain


(N/A) RBD GIS

Construction
Released for Permit
08/26/2019 4:24:27 PM

lbennett
CONSTRUCTION

Mechanical

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
08/27/2019 3:26:27 PM
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.

FLYING HORSE NORTH

ARCHITECTURAL CONTROL COMMITTEE

August 5, 2019

Danielle Grover, Melissa Ritz
Jayden Homes
1271 Kelly Johnson Blvd., #220
Colorado Springs, CO. 80920

RE: Marshall/ Lot #46/ Filing #1/ 15051 Longwall Ct.-Flying Horse North

Dear Danielle & Melissa:

Acting on behalf of the Flying Horse North Architectural Control Committee (ACC), please be advised that the ACC has completed its review of the revised Design Development Submitted information of July 24, 2019 for the above referenced Flying Horse North property. The revised information has been accepted and you are free to pursue for permit. Note, it is the sole responsibility of the builder and owner to verify safe separation distance of well and septic prior to application, placement & install.

Please note the following:

- 1.) Upon completion of the scope in your submittal please contact Tom E. Hoover AIA at (303) 810-1146 for inspect your completed construction for ACC acceptance. Please allow for a minimum of two (2) weeks to complete the final review process.
- 2.) The final refund check (less expenses outlined in the Design Guidelines) will be dispersed by the management company within 45 days from the date of the final inspections by the ACC and the final landscape approval.

Thank you for your cooperation during this review process and good luck with the construction of the residence.

Sincerely,
On Behalf of the ACC

