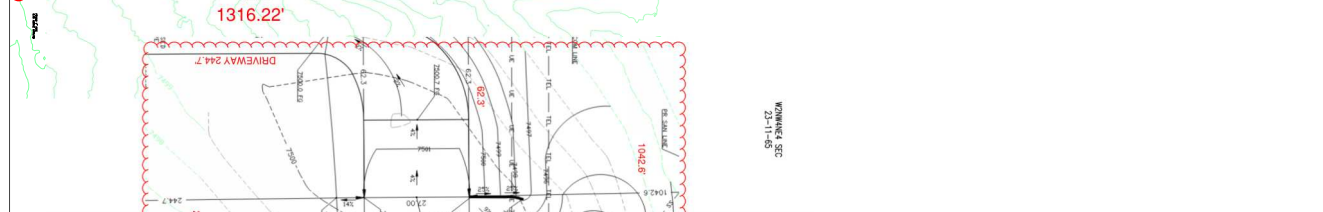
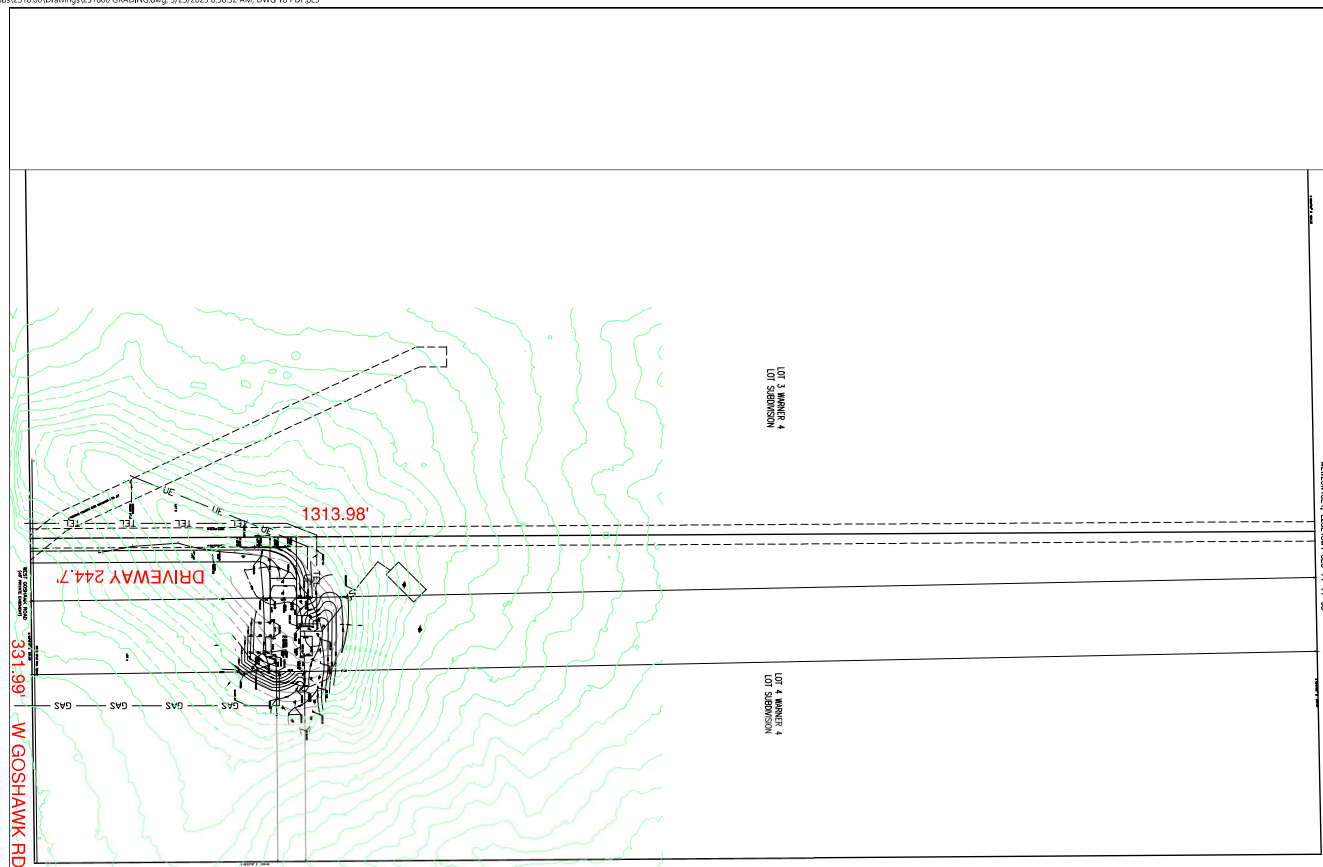


WARRANTY EXEMPTION SEC. 14-11-05

330.47



SFD23430
PLAT 15080
ZONE RR-5
10 ACRES

APPROVED
 Plan Review
 06/06/2023 9:47:30 AM
 J. D. WILSON
 City Engineer
 EPC Planning & Community
 Development Department



APPROVED
 BESOPC

06/06/2023 9:47:30 AM
 EPC Planning & Community
 Development Department



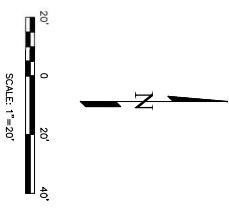
It is the owner's responsibility to coordinate with easement holders to ensure that all easements may be located in the statements.

CONTACTS
 OWNER/RECORDERS: BRUN & LUSLY, NUMBER
 17200 W GOSHAWK ROAD
 COLORADO SPRINGS, CO 80908
 CIVIL ENGINEER: J. D. WILSON
 272 S. 23RD STREET
 COLORADO SPRINGS, COLORADO 80904
 (719) 535-4424, (719) 535-4426
 L@TERRANOVA.COM
 CONTRACTOR: JAYDEN HOMES
 (719) 535-9030

COUNTY: EL PASO
 LEGAL DESCRIPTION: LOT 4 WANNER 4 LOT SUBDIVISION
 17374 W GOSHAWK ROAD
 COLORADO SPRINGS, CO 80908
 PARCEL SIZE: 10 ACRES
 TAX SCHEDULE # 512304004
 ZONING DISTRICT CLASSIFICATION: RR-5

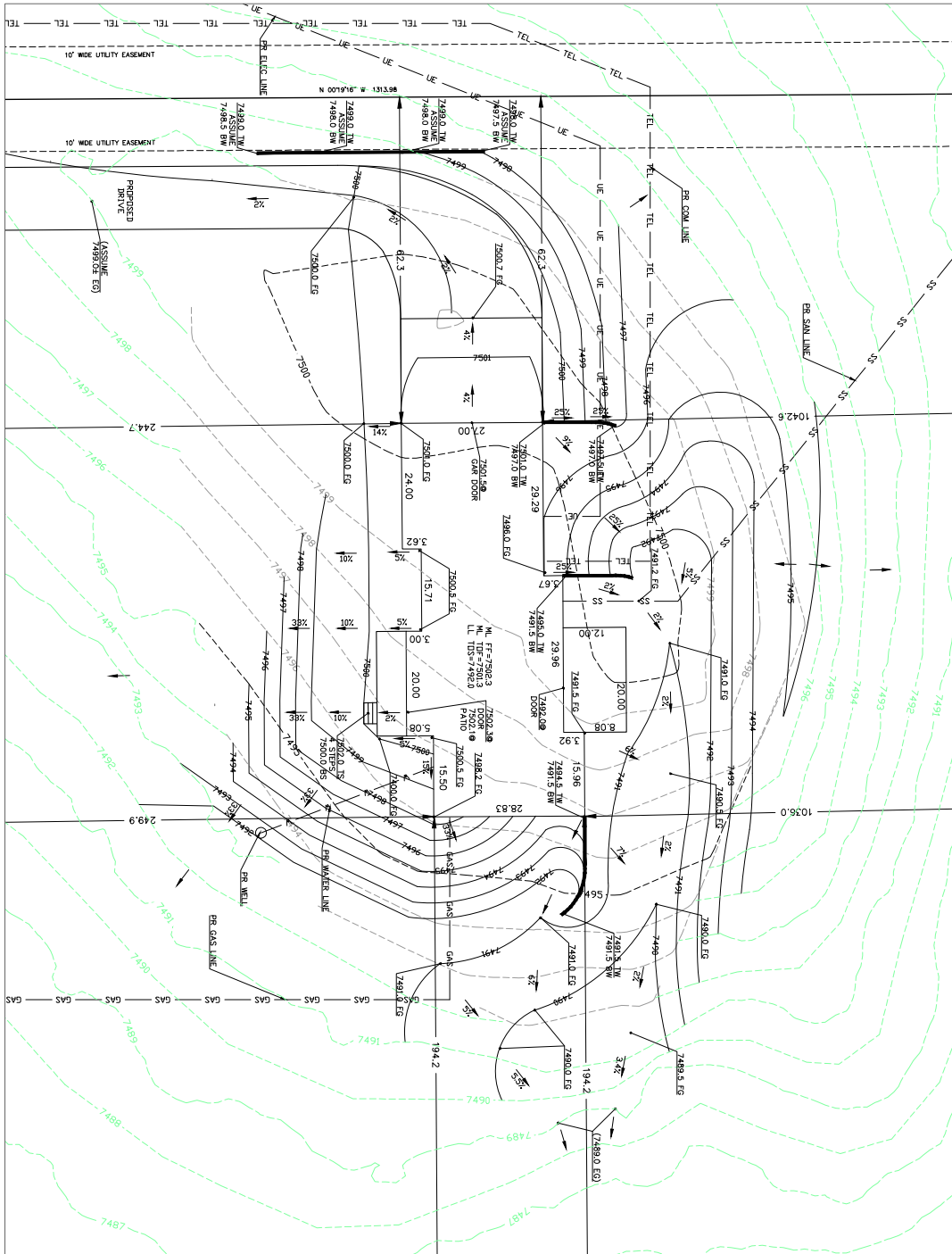
GRADING LEGEND

- 7800 --- EXISTING CONTOURS - MINOR
- 7800 --- EXISTING CONTOURS - MAJOR
- 01 PROPOSED CONTOURS - MINOR
- 00 PROPOSED CONTOURS - MAJOR
- PROPERTY LINE
- PROPOSED FLOW
- EXISTING EASEMENT
- 61.00 PROPOSED FINISHED GRADE
- EXISTING FLOW
- PROPOSED RETAINING WALL
- TOP OF WALL
- FINISHED GRADE AT BOTTOM OF WALL
- FINISHED GRADE
- ASSUMED EXISTING CONTOURS
- FINISHED GRADE



THIS DESIGN WAS PREPARED UNDER PROFESSIONAL SUPERVISION
 FOR THE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR
 MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY
 ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT
 THE WRITTEN PERMISSION OF TERRA NOVA ENGINEERING, INC.
 T. DIAMANTI, PROFESSIONAL ENGINEER
 LICENSE NO. 218100
 COLORADO P.E. NO. 32339
 5-24-23

<p>17374 W GOSHAWK</p> <p>GRADING PLAN</p>	<p>727 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-4422 FAX: 719-635-4428 www.tnearth.com</p>	PREPARED FOR: JAYDEN HOMES ATTN: 719-535-9030	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES TERRA NOVA ENGINEERING, INC. APPROVES THEIR SIGNATURES AND SEALS ONLY FOR THE PURPOSES OF THIS PROJECT AS AUTHORIZED BY WRITTEN AUTHORIZATION.	<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DESCRIPTION	DATE												
		REVISIONS	DESCRIPTION	DATE															
DESIGNED BY: JF DRAWN BY: JF CHECKED BY: LD TITLE SCALE: AS SHOWN V-SHALE: N/A JOB NO.: 218100 DATE ISSUED: 5/24/23 SHEET NO.: 2 OF 2	17374 W GOSHAWK	727 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-4422 FAX: 719-635-4428 www.tnearth.com	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES TERRA NOVA ENGINEERING, INC. APPROVES THEIR SIGNATURES AND SEALS ONLY FOR THE PURPOSES OF THIS PROJECT AS AUTHORIZED BY WRITTEN AUTHORIZATION.	<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DESCRIPTION	DATE												
REVISIONS	DESCRIPTION	DATE																	

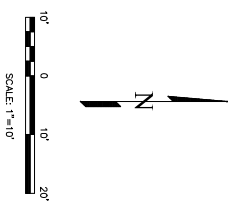


CONTACTS:
 OWNER/ENGINEER: BRUN & URSALY, WARRERS
 17374 W GOSHAWK ROAD
 COVINGTON SPRINGS, CO 80008
 CIVIL ENGINEER
 2271 S. 23RD STREET
 COVINGTON SPRINGS, COLORADO 80004
 (719) 535-9524, (719) 535-6401
 LHM@ENRINC.COM
 CONTRACTOR: JAYDEN HOMES
 (719) 535-9030

COUNTY: EL PASO
 LEGAL DESCRIPTION: LOT 4, WARRERS 4 LOT SUBDIVISION
 17374 W GOSHAWK ROAD
 COVINGTON SPRINGS, CO 80008
 PARCEL SIZE: 10 ACRES
 TAX SCHEDULE # 312304004
 ZONING DISTRICT CLASSIFICATION: RM-4



- GRADING LEGEND**
- 7480 --- EXISTING CONTOURS - MINOR
 - 7480 --- EXISTING CONTOURS - MAJOR
 - 7480 --- PROPOSED CONTOURS - MINOR
 - 7480 --- PROPOSED CONTOURS - MAJOR
 - 7480 --- PROPERTY LINE
 - 7480 --- PROPOSED EASEMENT
 - 7480 --- EXISTING EASEMENT
 - 7480 --- PROPOSED FINISHED GRADE
 - 7480 --- EXISTING FINISHED GRADE
 - 7480 --- PROPOSED RETAINING WALL
 - 7480 --- TOP OF WALL
 - 7480 --- FINISHED GRADE AT BOTTOM OF WALL
 - 7480 --- ASSUMED EXISTING CONTOURS
 - 7480 --- FINISHED GRADE



THIS DRAWING WAS PREPARED UNDER PROFESSIONAL SUPERVISION
 BY THE ENGINEER
 T. BAZZITI, PROFESSIONAL ENGINEER
 LICENSE NO. 13139
 COLORADO P.E. NO. 13139
 5-23-23

<p>17374 W GOSHAWK</p> <p>GRADING PLAN</p>	<p>721 S. 23RD STREET COVINGTON SPRINGS, CO 80004 OFFICE: 719-635-6422 FAX: 719-635-6428 www.tnearth.com</p>	<p>Engineering, Inc. Innovative Civil Engineering Solutions</p>	<p>PREPARED FOR: JAYDEN HOMES ATTN: 719-535-9030</p>	<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES SPECIFICALLY DESIGNATED BY WRITTEN AUTHORIZATION.</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISIONS DESCRIPTION	DATE												
NO.	REVISIONS DESCRIPTION	DATE																		

DESIGNED BY: JF
 DRAWN BY: JF
 CHECKED BY: LD
 IN-SHADE AS SHOWN
 V-SCALE: N/A
 JOB NO: 231800
 DATE ISSUED: 5/25/23
 SHEET NO. 1 OF 2

RESIDENTIAL

2017 PPRBC



Parcel: 5123004004

Address: 17374 W GOSHAWK RD, COLORADO SPRINGS

Plan Track #: 176260  Received: 17-May-2023 (QUINTONW)

Description: **RESIDENCE** Required PPRBD Departments (6)

Contractor: CONSTRUCTION BY GENESIS, INC.

Type of Unit:

Garage	637	
Lower Level 1	1309	
Lower Level 2	160	
Main Level	1464	
	3570	Total Square Feet

Enumeration
Released for Permit
06/01/2023 1:05:52 PM

ENUMERATION

Floodplain
(N/A) RBD GIS

Construction
Released for Permit
06/02/2023 1:58:53 PM

shelley
CONSTRUCTION

Electrical
N/A
05/26/2023 7:30:47 AM

shelley
ELECTRICAL

Mechanical
Released for Permit
05/25/2023 3:53:01 PM

tcrippen
MECHANICAL

Plumbing
N/A
05/25/2023 3:11:30 PM

shanen
PLUMBING

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.

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
06/06/2023 9:51:24 AM
dsdarchuleta
EPC Planning & Community
Development Department