## **Douglas Reinelt**

From:

Amy Vanderbeek <amy@pprbd.org>

Sent:

Tuesday, August 16, 2022 2:16 PM

To:

Douglas Reinelt; Kylie Bagley

Cc:

Joe Loidolt; Kari Parsons

Subject:

RE: Flying Horse North Fil. No. 2

Thank you for the payment.

Chuck Broerman

08/26/2022 10:44:03 AM

Doc \$0.00 Rec \$28.00

El Paso County, CO

Amy Vanderbeek

**Enumerations Plans Examiner** Pikes Peak Regional Building Department O: 719-327-2930 E: Amy@pprbd.org

Please see the following link for Electronic plan submittal help.

Helpful Plan Submittal Links 2.0

https://www.pprbd.org/File/Resources/Downloads/ResidentialHandout/Helpful%20Plan%20Submittal%20Links%202.0 %20%208-15-22.pdf

Electronic Plan Submittal Tips 2.0

https://www.pprbd.org/File/Resources/Downloads/ResidentialHandout/Electronic%20Plan%20Submittal%20Tips%202. 0.pdf

How To Tutorials for E-Plan Submittal 2.0 (This has substantial changes. Not just the updated video link) https://www.pprbd.org/File/Resources/Downloads/ResidentialHandout/How%20To%20Tutorials%20for%20E-Plan%20Submittal%202.0.pdf



From: Douglas Reinelt < DReinelt@classicconsulting.net>

Sent: Tuesday, August 16, 2022 11:12 AM

To: Keith Curtis <keith@pprbd.org>; Amy Vanderbeek <amy@pprbd.org>; Kylie Bagley <kyliebagley@elpasoco.com>;

Brent Johnson <a href="mailto:brent@pprbd.org">brent Johnson <a href="mailto:brent@pprbd.org">brent@pprbd.org</a>; Rebekah Allen <a href="mailto:beckya@pprbd.org">beckya@pprbd.org</a>;

Cc: Joe Loidolt <joel@classichomes.com>; Kari Parsons <KariParsons@elpasoco.com>

Subject: RE: Flying Horse North Fil. No. 2

Thanks Keith.

Douglas P. Reinelt, P.L.S. Survey Manager Classic Consulting Engineers and Surveyors Direct 719-785-2801

From: Keith Curtis < keith@pprbd.org > Sent: Tuesday, August 16, 2022 11:03 AM

**To:** Douglas Reinelt < <u>DReinelt@classicconsulting.net</u>>; Amy Vanderbeek < <u>amy@pprbd.org</u>>; Kylie Bagley < <u>kyliebagley@elpasoco.com</u>>; Brent Johnson < <u>brent@pprbd.org</u>>; Rebekah Allen < <u>beckya@pprbd.org</u>>

Cc: Joe Loidolt < joel@classichomes.com >; Kari Parsons < KariParsons@elpasoco.com >

Subject: RE: Flying Horse North Fil. No. 2

Looks good to me

## Keith Curtis, PE, CFM

Floodplain Administrator
Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs CO, 80910

O: 719-327-2898 E: keith@pprbd.org W: pprbd.org



From: Douglas Reinelt < DReinelt@classicconsulting.net>

Sent: Tuesday, August 16, 2022 10:01 AM

To: Amy Vanderbeek <amy@pprbd.org>; Keith Curtis <keith@pprbd.org>; Kylie Bagley <kyliebagley@elpasoco.com>

Cc: Joe Loidolt <joel@classichomes.com>; Kari Parsons <KariParsons@elpasoco.com>

Subject: Flying Horse North Fil. No. 2

Amy and Keith,

We are looking for your approvals on the attached plat of Flying Horse North Fil. No. 2.

The check for the address fee will be sent down shortly.

Douglas P. Reinelt, P.L.S. Survey Manager Classic Consulting Engineers and Surveyors Direct 719-785-2801 Mobile 719-492-1222

**CAUTION:** - This is an external email. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

**CAUTION:** - This is an external email. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

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OWNERS CERTIFICATE:

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BE IT KNOWN BY THESE PRESENTS:

THAT IS JULIUS A COMPOSITUATE CUMUNIC CHRONIC BOARD OF THE FOLICERO

SECURIOR DESCRIPTION OF THE

A PARCE OF LAND OF LAND BEING A PORTION OF SECTION 25. TORNISHED IT SOUTH, RANGE WEST, OF THE TARTH PRINCIPAL MERCHAN, EL PASO CONTY, COLONIOS, BEND MORE PARTICLARY, DESCRIPTIONS.

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BY, LETKEY B. SMITH AS PRESORT OF 1885 FAMILY NANACHIONI, INC., A COXORNO UNITED CORPORATION, AS GREIGHAL PARRIES OF 1887 FAMILY DIFFERENTS; 11127 A. COXORNO UNITED LIABILITY UNITED PARTICESSINE, AS NANACETI OF PRI 172, LIC., A COXORNO UNITED LIABILITY COMPANY.

STATE OF COLUMNIO )

COUNTY OF LIFSO. )

COUNTY OF LIFSO. )

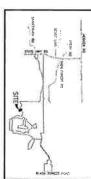
METOWARD WISH TO A SEPTIMENT OF SEPTIMENT O

PRESS WE HAVE AND GOTOM, SEAL

## FLYING HORSE NORTH FILING NO. N

A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ELL PASO COUNTY, COLORADO





GENERAL NOTES:

1. THE DATE OF PREPARATION IS JANUARY 3, 2022.

THE TRACE OF LAND HEREN PLATED LIES WITH SECTION 36, TOWNSHO IT SOUTH, RANGE 66 WEST OF THE SIXTH POLYCIPAL MERIDIA:,

MULES, SOME OPERAGE, ALL FROM LOT HOLE OF RESERVANT CHARGE AND A SOFT FOR THE PROPERTY OF SOME PROPERTY OF S

THE CREATIONS REGION HAVE BEDTS SHAFTED IN ASSOCIATION IN YN TRE REGUNNER? PAIR FEE FO. SPIT-COLD ON HOME AND TIEL TO STATE ONE THE SUBSPICE AND ASSOCIATION ASSOCIATION WHERE AND COMMUNITE RECORDERS AND ASSOCIATION ASSOCIATION WHERE AND COMMUNITE RECORDERS AND ASSOCIATION ASSOCIAT

THE TOTAL HUMBER OF LOTS BEING PLATTED IS 1.

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THE ADDRESSES ( ) SCHIBITED ON THIS FLAT ARE FUR INFORMATIONAL PURPOSES ONLY, THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

TICODIEAN STATEDRY THIS SEE, FITHIG 1905 WORTH FILMG NO. 2. IS NOT WITHIN A DESCRINTED F.E.M.A. FLOODPLAN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP KLURER GEOMEONYSC, CATED RECOMBER 7, 2018, [COME X] TWIS PLAT IS REGULATED BY A PIU.D. DEVELOPMENT FLAN AS RECORDED UNDER RECEPTION NO. 217032585 OF THE RECORDS OF THE PASO COUNTY AND AS AMENOED (PUDIOS).

MALBOXES SHALL HE INSTALLED IN ARCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REQULATIONS...

any Pepson wao Akomikoa, remones, alteris or detakes any poblic land signet nominert or land Boundary nominert or accessory, commis a class Ino (2) Misdeleakor Pursuant to State Statute 18-4-501, GR 5.

THE SLAT DOES HOT CONSTINTE A THE SEARCH TO DETERME OMNERSHE OR EXSEMBLYS OF RECORD, FOR ALL INFORMATION RECOMMEND CASCUPICE, RECHT-OF-WAY, AND THE OF RECORD, CLASS, CONSLITING KOMERES, AND SAMEYORS, AND THE SUMPEYER OF RECORD RELIED UPON THE THE COMMITTEE OF AND NUMBER 22017 PREPARED BY CLASTIONE THE, WITH AN DETECTION, DATE OF ANDMARY 12, 2022 AT 8:00 AJL.

II. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.

GENERAL NOTES (CONT.)

IN THE SUBMURIES) LABEES ON BEHAVE OF HAVENESSEL AND ANY DEVELOPING BUILDING SUCCESSES AND ASSESSED ASSESSED.

15. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRAATED BY EL PASO COUNTY.

THE PROPERTY AND RECEIVED AND THE PROPERTY OF THE PROPERTY OF

17. HIDMIDUAL LOT PURCHASER IS RESPONSIBLE FOR CONSTRUCTING DRADWAYS, INCLUDING RECESSARY DRAWAGE CULVER'S PER LAND DEVELOPMENT CODE SECTION BILSICIA AND BILLICIA.

19. UTILITY PROVICERS:
WATER AND SAMITARY SEMEN, INDIVIDUAL WELL AND SEPTIC SYSTEM MOUNTAIN YET ELECTRIC ASSOCIATION GAS:
BLACK HILLS EMERGY

20, THE STRUCTURAL FOUNDATIONS SHALL BE DESCINED BY A PROFESSIONAL ENDINER OURRENTLY LICENSED IN THE STATE OF COLORADO,

MONODIAL MELL IS THE RESPONSIBILITY OF EACH PROPERTY DIMERE, PEDWITS FOR HONODIAL.
DOWLETING WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WITO BY LAW HAS THE AUTHORITY TO SET
CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.

28 WATER ROATS AVALABLE TO SERVE AN WORKBLUK WELLS ON LOT SHALL BE CHARD BY THE TAYON POSS. NORTH HOMEOWORK ASSOCIATION AND NOT THE PROPERTY OWNERS, EACH PROPERTY OWNERS AND AND THE PROPERTY OWNERS, EACH PROPERTY OWNERS ASSOCIATION OF THE WATER AND AND THE WATER TO SUPPORT WATER FROM THE UNKNOWNERS ASSOCIATION GRAVATING THE ROBOT TO WITHOUTH THE WATER TO SUPPORT WATER FROM THE PROPERTY OWNERS ASSOCIATION GRAVATING THE ROBOT TO WITHOUTH THE WATER TO

24. PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION NO. 23. IF ANY PORTION OF A BUILDING IS PROPOSED TO ENCROACH INTO A DRAMAGE CASEMENT, AN ENGWEERED STEP-PLAN WILL BE REQUIRED FOR COUNTY REVIEW, BUT NO REPLAT OF THE DRAMAGE CASEMENT WILL BE REQUIRED

szymáce treadurny for lot 1 is the responsibility of the proyect y owier, the el pass county realty departurit must approne this system and in some cases the department may recurre an digneerd system prion to permit approval.

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FOL (1 LOLVE) SUMMARY TABLE: 126,250 200 001 INDIVIDUAL LOT OWNER

126,250 100 00%

SURVEYOR'S STATEMENT:

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August 16,2012

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COUNTY APPROVAL CERTIFICATE:

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EXECUTIVE DIRECTOR OF PLANNING DEVELOPMENT DEPARTMENT

CLERK AND RECORDER:

CHUCK BROERMAN, RECORDER

BRIDGE FEES: \$192.00 DRAINAGE: 12,233.60 DEPUTY

REGIONAL PARKS MICE 2 1100 000

URBAN PARK; AREA 2

NO FEE DUE

OWNER:
PRI #2, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

FLYNG HORSE NORTH FILING NO. 2 JOB NO. 1305.00 JANUARY 3, 2022 SHEET 1 OF 2

CLASSIC

CONSULTING

FILE NO: SF-228

619 N. Comode Avenus, Suite 2000 Colorado Springs, Colorado 80280.0

