

**THE FIRM**  
5630 Old Stage Coach Road  
Colorado Springs, CO  
Lot 28, Flying Horse North  
El Paso County, CO

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**AREA CALCULATIONS**

MAIN FLOOR	2687 SF
GARAGE	1044 SF
BASEMENT FLOOR	2590 SF
COVERED FRONT PORCH	466 SF
REAR PATIO (COVERED & OPEN)	895 SF

**LEGAL DESCRIPTION:**

Lot 28, Flying Horse North, in El Paso County, State of Colorado. ✓

Site Address: 5630 Old Stage Coach Road, Colorado Springs, CO 80814 ✓

Account Number: ✓  
Parcel Number: 6136002008 ✓  
Zone Dist: P.U.D. ✓  
Acres: 5.04 ✓

**DRAWING INDEX:**

- ARCHITECTURAL:**  
A1 - COVER SHEET & NOTES  
A2 - BASEMENT FLOOR PLAN  
A3 - MAIN FLOOR PLAN  
A4 - ELEVATIONS  
A5 - ELEVATIONS  
A6 - BUILDING SECTIONS

- FOUNDATION:**  
F1 - FOUNDATION PLAN  
F2 - FOUNDATION DETAILS

- STRUCTURAL:**  
S1 - MAIN FLOOR FRAMING  
S2 - ROOF FRAMING  
S3 - STRUCTURAL NOTES

PROJECT No. 18-0141

DATE FEB. 26, 2019

DRAWN BY JLH

CHECKED BY BLD

**C1**

Site Plan

**GENERAL SITE NOTES:**

- The builder shall become familiar with the project site and all existing site conditions which might impact the proposed scope of work prior to beginning any construction related activities.
- The builder shall be responsible for verifying existing site grades and natural land formations, existing trees and shrubbery and proposed building location. The builder may obtain a licensed surveyor for the purpose of recording accurate site conditions.
- All easements, setbacks, building heights and footprint requirements shall be verified by the builder prior to construction.
- The builder shall confirm the location of any existing utility services and meters and coordinate any required extensions with the utility companies.
- The builder shall be responsible for coordinating final grading and paving of walks, driveways and patios. Finished grades shall slope away from the building a minimum of 10%, or one (1) foot per every ten (10) feet.
- The builder and/or owner shall determine and coordinate all required final landscaping.
- The builder shall keep the premises free from accumulation of waste materials and debris.
- All retaining walls greater than 4'-0" high, to be designed by a licensed Colorado engineer.
- All Concrete foundation walls, pads, piers, and concrete retaining walls shall be designed by a licensed Colorado Professional Engineer.
- Refer to applicable building code and the Flying Horse North Home Owners Association requirements for specifications not stated in the plans.
- All native vegetation is to remain as practical.
- The Contractor and all Sub-Contractors shall take careful consideration to construction practices to help insure proper care of native landscape.

**APPROVED**  
FOR: *5/21/19*  
DATE: *5/21/19*  
NOTES: *approved*  
*quality pads*

Planning and Community Development approval is contingent upon compliance with all applicable notes on the recorded plat.  
An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any driveway onto a County Road.  
Division of blockage of any driveway is not permitted without the approval of the Planning and Community Development Engineering Division.  
Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or local laws and/or regulations.

**BESQCP APPROVED/DENIED**  
by *um* on *5/21/19*

*plat 14238  
no  
SFD 194123  
No stove in bar room without affidavit process.*

Released for Permit  
**APR 17 2019**  
MA  
RBD Construction

**SITE PLAN LEGEND**

- ELECTRIC — E —
- WATER — W —
- SEPTIC — S —
- GAS — G —
- EXISTING TOPOGRAPHY —
- PROPOSED GRADING —
- T.O.S. = TOP OF SLAB
- T.O.F. = TOP OF FLOOR

**SITE PLAN**

SCALE 1" = 20'-0"

SITE PLAN IS BASED ON PRELIMINARY DEVELOPMENT PLAN BY NES, DATED DECEMBER 2017, DWG # 11 OF 28. THIS IS NOT A SURVEYED DOCUMENT AND SHOULD NOT BE CONSIDERED AS SUCH. PROPOSED GRADING IS SHOWN FOR GENERAL REFERENCE ONLY AND MAY VARY FROM ACTUAL SITE CONDITIONS.



# FLYING HORSE NORTH

## ARCHITECTURAL CONTROL COMMITTEE

April 25, 2019

Mark Beery  
Bryan Dutton  
c/o The Firm  
7947 Monarch Rd.  
Larkspur, CO. 80118

**RE: Beery/ Lot #28/ Filing #1/5630 Old Stagecoach Rd.-Flying Horse North**

Dear Mark & Bryan:

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 information of 4/19/2019 for the above referenced Flying Horse North property. The revised set of submitted information has been approved and you are clear to obtain a building permit.

Please be advised of the following:

- 1.) Upon completion of work reflected in the approved architectural plans, contact Tom Hoover (303) 810-1146 to schedule a final ACC inspection of the completed construction. Please allow for a minimum of two (2) weeks to complete the final review process.
- 2.) The final refund check (less expenses) will be dispersed by the management company within 45 days from the date of the final inspection 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

A handwritten signature in blue ink, appearing to read "Tom Hoover", is written over a faint, light blue circular stamp. The signature is stylized and extends to the right.