

APPROVED
Plan Review
02/04/2020 11:28:59 AM
4/edepm023
EPC Planning & Community
Development Department

APPROVED
BESQCP
02/04/2020 11:29:05 AM
4/edepm023
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBTAIN 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 plan.

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

It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.

BUILDER/OWNER/APPLICANT:
JS HOMES, INC. ✓
12781 MOUNT HARVARD DR. ✓
PEYTON, CO 80831 ✓

PROPERTY ADDRESS:
6675 OLD STAGECOACH ROAD ✓
COLORADO SPRINGS, CO 80908 ✓

LEGAL DESCRIPTION:
LOT 79, FLYING HORSE NORTH, FILING NO. 1 ✓
EL PASO COUNTY, COLORADO ✓

ASSESSOR'S PARCEL NUMBER:
51300-02-003 ✓

ZONING: ✓
PUD ✓
MAXIMUM BUILDING HEIGHT = 30' ✓

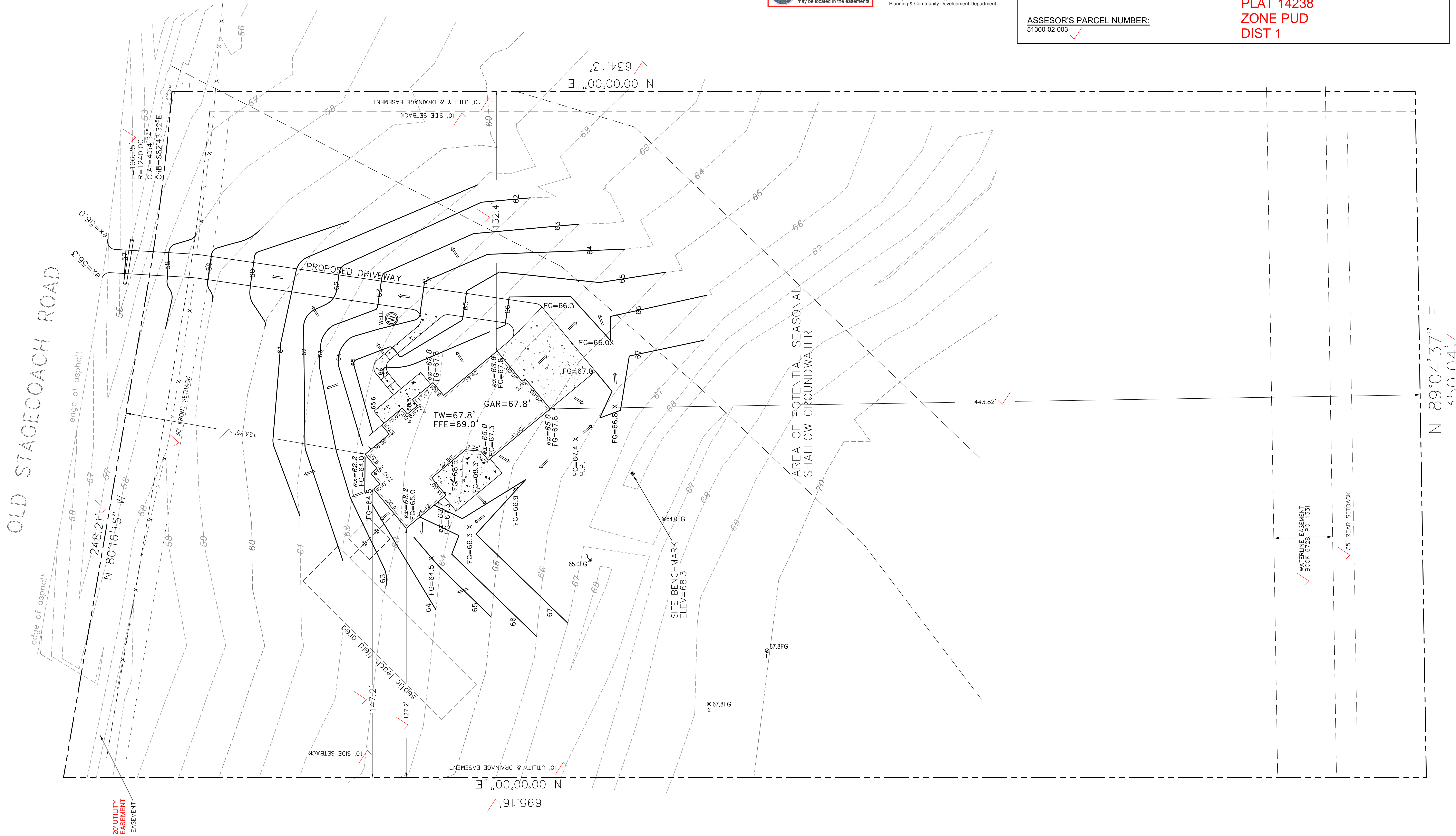
BUILDING FOOTPRINT: 3,760 SF ✓
LOT SIZE: 5.3 AC ✓
LOT COVERAGE: 1.6% ✓

10,630 SF AREA OF FRONT 30' SETBACK
360 SF AREA OF DRIVEWAY IN 15' SETBACK = 3.3%

S124342
SFD2072
PLAT 14238
ZONE PUD
DIST 1



PRC ENGINEERING
4465 NORTH PARK DRIVE, SUITE 400A
COLORADO SPRINGS, CO 80907



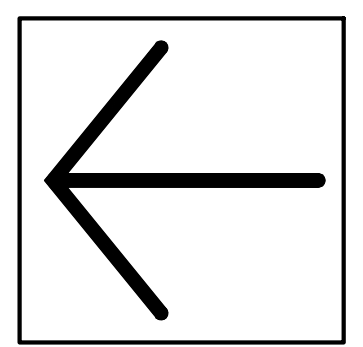
OLD STAGECOACH ROAD

PRIVATE RESIDENCE
6675 OLD STAGECOACH ROAD
EL PASO COUNTY, COLORADO

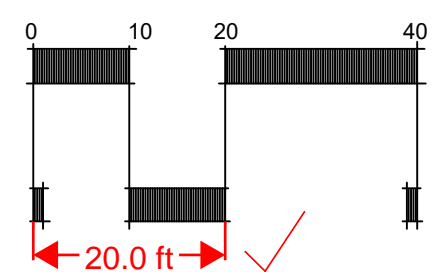
◆ PLOT PLAN

Issued 02/03/2020

SP1
sheet number



NORTH



Released for Permit
02/04/2020 7:32:55 AM
REGIONAL
Building Department
bend
ENUMERATION

NOTES:

- THIS PROPERTY IS SUBJECT TO THE GEOLOGIC HAZARD AND WASTEWATER STUDY, FLYING HORSE NORTH, PUD SUBMITTAL, EL PASO COUNTY, CO, PREPARED BY ENTECH ENGINEERING, INC., DATED FEBRUARY 22, 2016.
- AN AREA OF POTENTIAL SEASONAL SHALLOW GROUNDWATER HAS BEEN ILLUSTRATED ON THIS PLAN. IN THESE AREAS, HIGH SUBSURFACE MOISTURE CONDITIONS AND FROST HEAVE POTENTIAL MAY BE EXPERIENCED ON A SEASONAL BASIS. ANY STRUCTURES IN OR ADJACENT TO THESE AREAS SHOULD FOLLOW THE MITIGATION PLAN PERSCRIBED BY ENTECH ENGINEERING IN THE ABOVE NOTED REPORT INCLUDING, BUT NOT LIMITED TO:
 - FOUNDATIONS MUST HAVE A MINIMUM 30-INCH DEPTH FOR FROST PROTECTION.
 - SUBSURFACE PERIMETER DRAINS SHOULD BE INSTALLED.
- THIS SITE DOES NOT LIE WITHIN ANY FLOODPLAIN ZONE.

LEGEND:

- | | |
|---------|--------------------------------|
| FFE | FINISH FLOOR ELEVATION |
| EX | EXISTING GRADE SPOT ELEVATION |
| FG | FINISH GRADE SPOT ELEVATION |
| TW | TOP OF FOUNDATION WALL |
| 67.80FG | BUILDING CORNER SPOT ELEVATION |

FLYING HORSE NORTH

ARCHITECTURAL CONTROL COMMITTEE

December 4, 2019

Jeff Cole
c/o J&S Homes
132781 Mount Harvard Dr.
Peyton, CO. 80831

RE: J&S Homes/ Lot #79/ Filing #1/ 6675 Old Stagecoach Rd-Flying Horse North

Dear Jeff:

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 Elevation & Site information of December 3, 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



SITE



2017 PPRBC

Address: 6675 OLD STAGECOACH RD, COLORADO SPRINGS

Parcel: 5130002003
Map #: 315G

Plan Track #: 124342  Received: 17-Jan-2020 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	1000	
Lower Level 2	2690	
Main Level	2690	
Upper Level 1	800	
	7180	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>1/17/2020 9:08:37 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p><u>Plan Review</u></p> <p>02/04/2020 11:39:17 AM</p> <p><i>dsdespinoza</i></p> <p>EPC Planning & Community Development Department</p>

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.