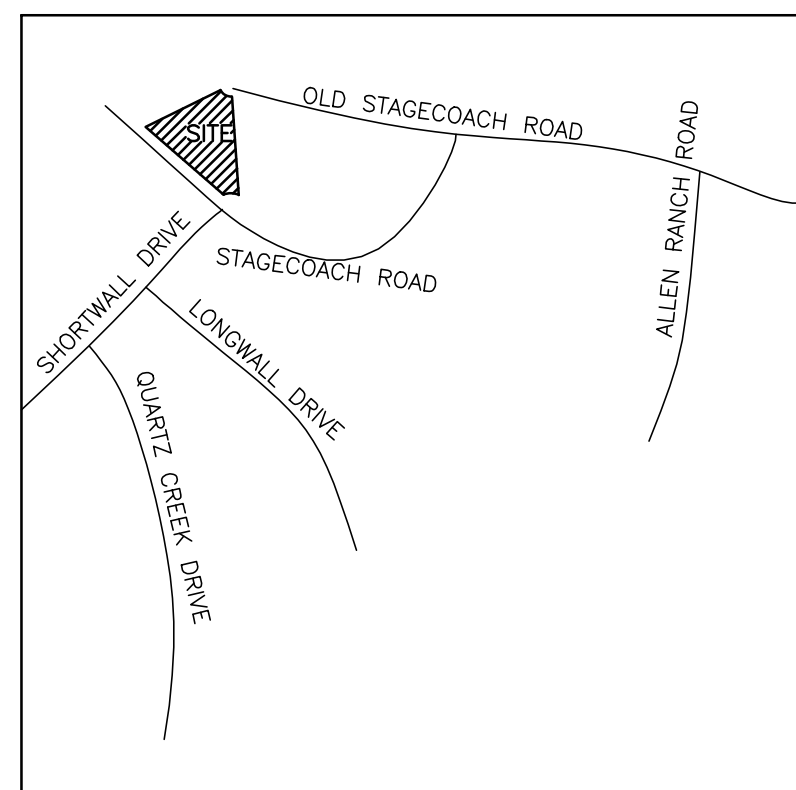


LOT 17, FLYING HORSE NORTH FILING NO 1

EL PASO COUNTY, CO

4915 OLD STAGECOACH RD.



Vicinity Map NOT TO SCALE

SFD191508 PLAT 14238 PUD

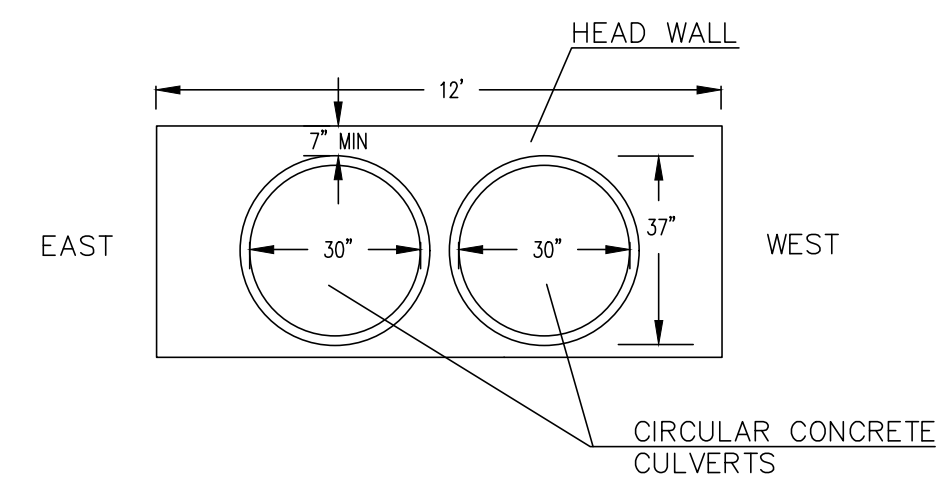
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable codes on the recorded plat. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Division 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.

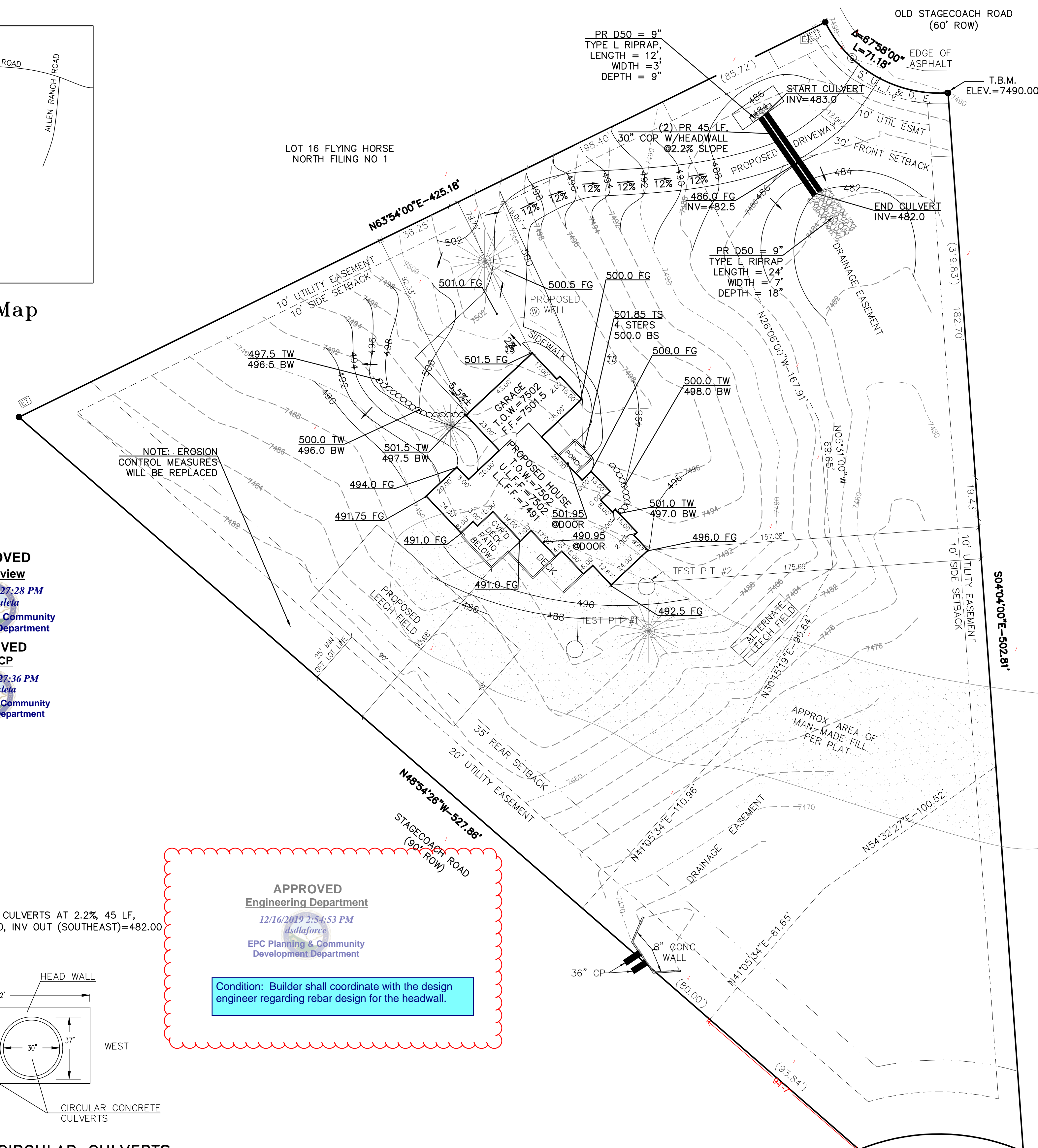
APPROVED Plan Review 12/16/2019 4:27:28 PM dsdarchuleta EPC Planning & Community Development Department APPROVED BESQCP 12/16/2019 4:23:36 PM dsdarchuleta EPC Planning & Community Development Department

APPROVED Engineering Department 12/16/2019 2:54:53 PM dsdlaforce EPC Planning & Community Development Department Condition: Builder shall coordinate with the design engineer regarding rebar design for the headwall.

PR 2-30" CIRC CONC CULVERTS AT 2.2% 45 LF, INV IN (NORTHWEST)=483.00, INV OUT (SOUTHEAST)=482.00



2-30" CONCRETE CIRCULAR CULVERTS FRONT VIEW (LOOKING SOUTHEAST) NOT TO SCALE



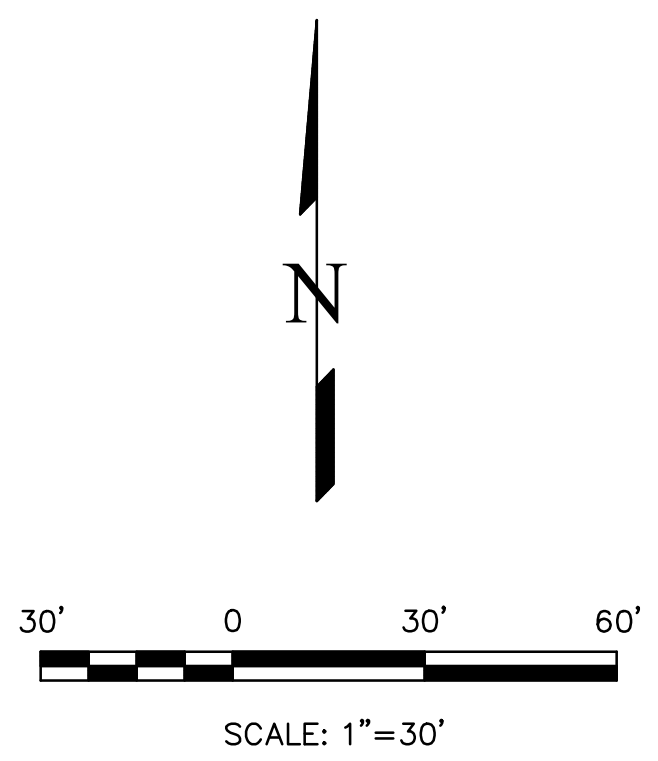
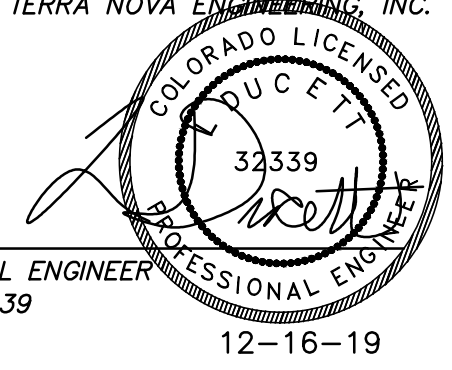
GRADING LEGEND table with symbols for existing contours, property lines, and setbacks.

COUNTY: EL PASO LEGAL DESCRIPTION: LOT 17 FLYING HORSE FILING NO 1 SITE ADDRESS: 4915 OLD STAGECOACH ROAD PARCEL SIZE: 3.15 ACRES (137,312 SF) TAX SCHEDULE #: 6136001002 ZONING DISTRICT CLASSIFICATION: PUD

CONTACTS: OWNER/DEVELOPER: ALLIANCE HOMES LLC CIVIL ENGINEER: TERRA NOVA ENGINEERING SURVEYOR: PINNACLE LAND SURVEYING CO, INC

Released for Permit 12/16/2019 2:08:30 PM REGIONAL Building Department amy ENUMERATION

NOTE: VERIFY HOME GRADES & STEPS W/FINAL FOUNDATION PLANS THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.



REVISIONS table with columns for No., Description, and Date.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPLICABLE REVIEWING AGENCIES, REVIEWING AGENCIES ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR: ALLIANCE HOMES, LLC ATTN: PO BOX 25217 COLORADO SPRINGS, CO 80936

Terra Nova Engineering, Inc. 721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tneng.com

LOT 17 FLYING HORSE NORTH FILING NO 1 GRADING PLAN SITE PLAN

Table with design and drawing information: DESIGNED BY JF, DRAWN BY JF, CHECKED BY LD, H-SCALE AS SHOWN, V-SCALE N/A, JOB NO. 1985.00, DATE ISSUED 12/16/19, SHEET NO. 1 OF 1

# RESIDENTIAL



2017 PPRBC

Address: 4915 OLD STAGECOACH RD, COLORADO SPRINGS

Parcel: 6136001002  
Map #: 315G

Plan Track #: 122972  Received: 22-Nov-2019 (BECKYA)

## Description:


### RESIDENCE

Contractor: ALLIANCE HOMES, LLC DBA ALLIANCE BUILDERS

#### Type of Unit:

Garage	1236	
Lower Level 1	3620	
Main Level	3476	
Upper Level 1	614	
	8946	Total Square Feet

## Required PPRBD Departments (4)

**Enumeration**  
Released for Permit  
11/25/2019 7:56:24 AM  
  
bend  
**ENUMERATION**

**Floodplain**  
  
(N/A) RBD GIS

**Construction**  
Released for Permit  
12/16/2019 2:11:23 PM  
  
shelley  
**CONSTRUCTION**

**Mechanical**  
Released for Permit  
11/27/2019 4:28 PM  
  
Justin  
**MECHANICAL**

## Required Outside Departments (1)

**County Zoning**  
  
**APPROVED**  
**Plan Review**  
12/16/2019 4:29:16 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

November 22, 2019

Brad Ausmus  
Alliance Builders  
P.O. Box 25217  
Colorado Springs, CO.

**RE: Alliance/ Lot #17/ Filing #1/ 4915 Old Stage Coach Rd.-Flying Horse North**

Dear Brad, Jennifer, & Kyrie:

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 Site Plan of November 6, 2019 and the revised color blocking of November 21, 2019 for the above referenced Flying Horse North property. The submittal 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

A handwritten signature in blue ink, appearing to read "Tom E. Hoover". The signature is stylized with a long horizontal line extending to the right.