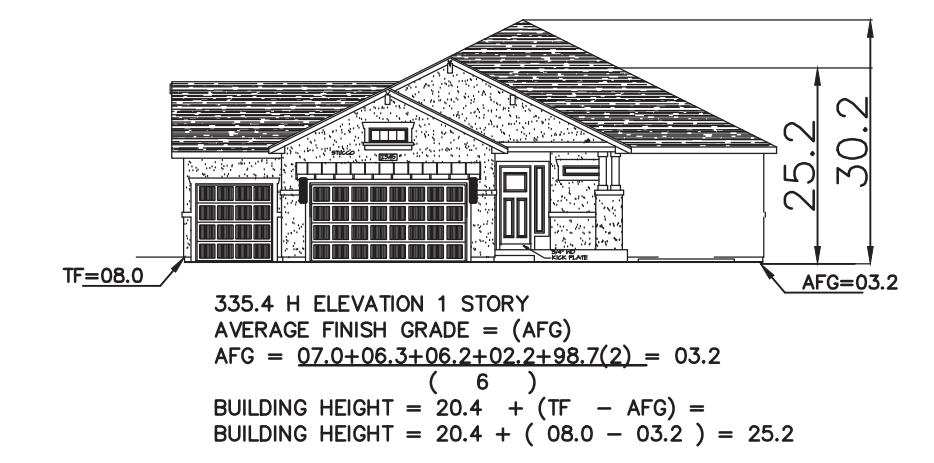


LOT 42



Released for Permit
 06/23/2023 10:25 AM
 REGIONAL Building Department
 Becky A ENUMERATION

SFD23442

APPROVED BESQCP
 06/23/2023 12:23:32 PM
 dsyounger
 EPC Planning & Community Development Department

APPROVED Plan Review
 06/23/2023 12:23:36 PM
 dsyounger
 EPC Planning & Community Development Department

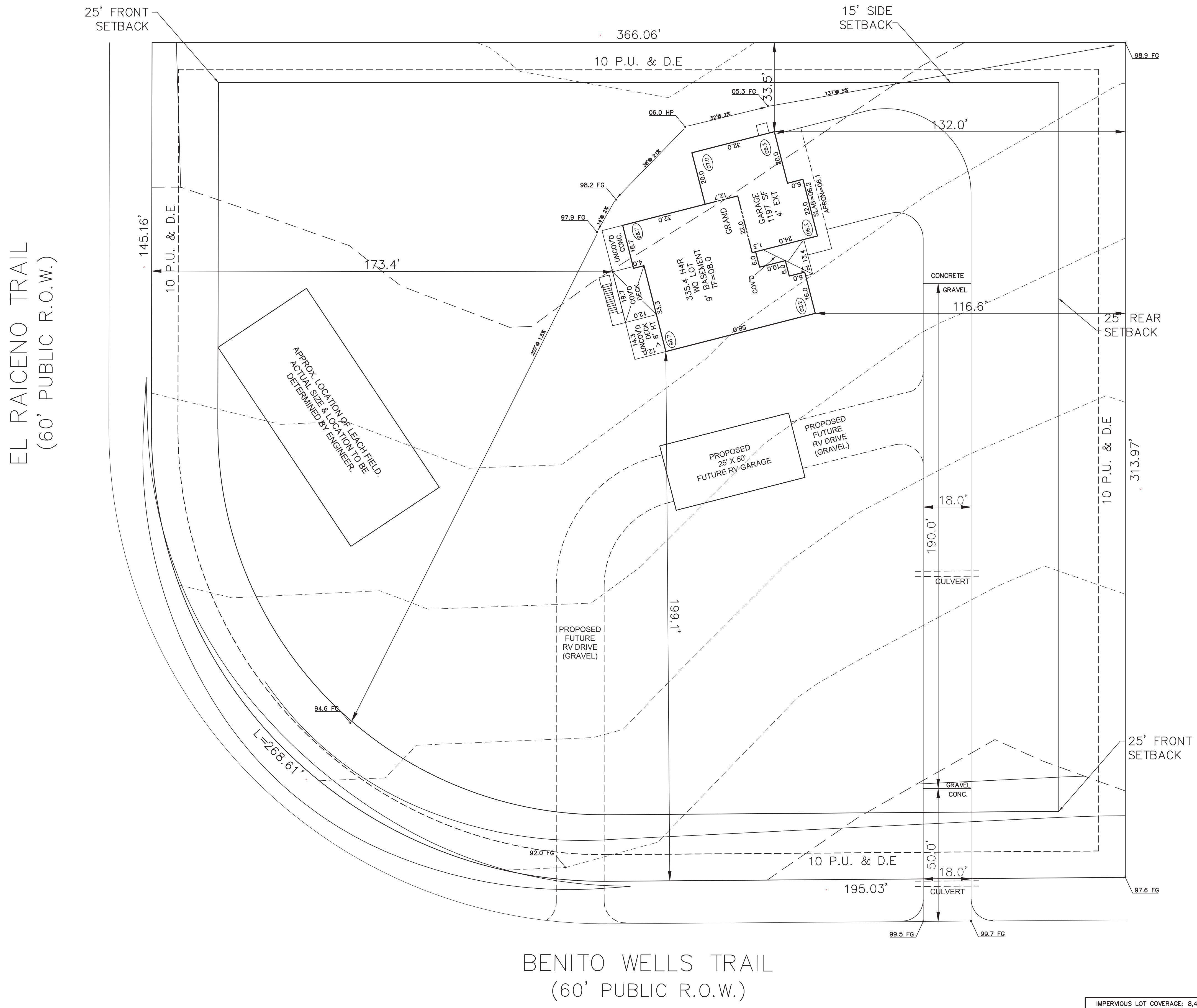
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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 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.

RR-2.5
 PLAT 14749

SCHEDULE No. 4310004001

WARNING! 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.		SITE DATA LOT SQ. FT. = 109187 HOUSE SQ. FT. = 4224 COVERAGE = 3.9% BLDG. HEIGHT = 25.2		PLOT PLAN	
NOTES: 1. ALL COVERED AREAS ARE INCLUDED IN LOT COVERAGE. 2. DECK 8" ABOVE GRADE ARE INCLUDED IN LOT COVERAGE. 3. DECK STAIRS SHOWN MAY NOT BE ACCURATE TO NUMBER OF STEPS NEEDED TO REACH GRADE. 4. RETAINING WALL(S) SHOWN ARE DESIGNED PER INFORMATION PROVIDED BY THE DEVELOPER. ACTUAL FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE MINOR MODIFICATION TO THE DESIGN. 5. DUE TO SITE CONDITIONS, ACTUAL RETAINING WALLS, GRADING AND SLOPES MAY VARY FROM THE APPROVED PLOT PLAN. VANTAGE HOMES RESERVES THE RIGHT TO MODIFY OR CHANGE THE PLOT PLAN WITHOUT PRIOR NOTICE. 6. 16" EAVES		LEGAL DESCRIPTION LOT 41 SADDLEHORN RANCH FILING No.1, EL PASO COUNTY, COLORADO		ADDRESS 7284 BENITO WELLS TRAIL	
SCALE: 1/4" = 20'		DRAWING NAME SRT-41	DATE 06-21-23		
IMPERVIOUS LOT COVERAGE: 8,436 SQ. FT. (MAX ALLOWED PER PLAT: 10,900 SQ. FT.)		VANTAGE HOMES 9540 FEDERAL DRIVE, SUITE 100 COLORADO SPRINGS, COLORADO 80921 PHONE 719-534-0984 FAX 719-534-0988		1 inch = 20 ft.	



EL RAICENO TRAIL
 (60' PUBLIC R.O.W.)

BENITO WELLS TRAIL
 (60' PUBLIC R.O.W.)

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 4310004001

Address: 7284 BENITO WELLS TRL, PEYTON

Plan Track #: 177127 

Received: 08-Jun-2023 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	1325	
Lower Level 2	2454	
Main Level	2446	
	6225	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>6/8/2023 6:11:57 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>06/23/2023 12:23:56 PM</p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>
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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.