

**PROPERTY INFORMATION:**

Site Address: 7180 Lucky 4 Road  
 Project Name: Mahoney  
 Reception No.: N/A  
 Zone: N/A

Legal: TRACT IN W2NN4 SEC 9-13-68 AS FOLS, FROM SW COR OF SD NN4 RUN N 1106.7 FT ON W LN OF SD NN4, TH ANG R 90° + RUN E 754.7 FT FOR POB, TH ANG L 50°19' + RUN N 394.4' E 250 FT, N 43°03' W 300 FT, S 55°04' W 250.4 FT, TH S 43°03' E 367 FT TO POB

**OWNER**  
 Guy Mahoney & Kristin Batchelder  
 7180 Lucky 4 Road  
 Green Mt. Falls, Co. 80619

**Area of Property:** 1.9 Acres  
**Total Footprint SF (Existing House):** 1,440 S.F.  
**Percent of Coverage (Including Garage):** 2%  
**Total Structural SF (New Garage):** 336 S.F.  
**Maximum Height All Structures:** 35'-0"  
**Average Finished Grade:** N/A

**SURVEYOR:** UNSURVEYED DOCUMENT  
**BUILDER:** Sunset Buildings

**NOTES:**

- 1) This lot is covered with native grasses.
- 2) Natural vegetation will not be disturbed ten feet beyond the driveway and foundation.
- 3) Existing contours will not be disturbed except within the construction area.
- 4) Building materials will be stored on the driveway during construction.
- 5) A small bobcat type loader will be used for backfilling.
- 6) There are no trees, scrub oak or other significant vegetation in the building area, except as shown.
- 7) Erosion Control blankets and/or Chip & Mulch in disturbed areas & revegetate w/ native grass and sod (where required)
- 8) Provide gutters where required.

**DRAINAGE, SEDIMENT, & EROSION CONTROL MEASURES**

- 1) Sediment control (see Vehical Tracking Detail)
- 2) Temporary erosion control: Silt Fence

**PERMANENT STORM WATER MANAGEMENT**

- 1) Down spouts routed to on-site dry bed or seepage pit.

**PERMANENT STABILIZATION OF DISTURBED MATERIAL**

Legend:  
 Undisturbed (or labeled)  
 Sod or natural vegetation for all disturbed areas  
 All foundation backfill to be compacted to 95% ASTM d1557



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBIVATE 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.

Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

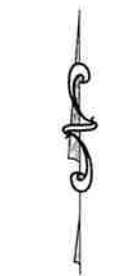
ADD26377  
 UNPLATTED  
 ZONE: R-T

APPROVED  
 Plan Review

07/01/2026 9:42:14 AM  
 dsdchambers  
 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.



SITE PLAN  
 SCALE: 1" = 20'-0"

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GUY MAHONEY  
 7180 LUCKY 4 ROAD  
 EL PASO COUNTY, COLORADO

PROJECT #: MAHONEY  
 SCALE: AS NOTED  
 DATE: 18 MAY 2010  
 DRAWN BY: JML  
 REVIEWED BY:  
 APPROVED BY:  
 REVISED:

