

sfd211877
plat 14749
rr-2.5

**APPROVED
Plan Review**

02/08/2022 2:11:40 PM
dsdrangel

EPC Planning & Community
Development Department



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.

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

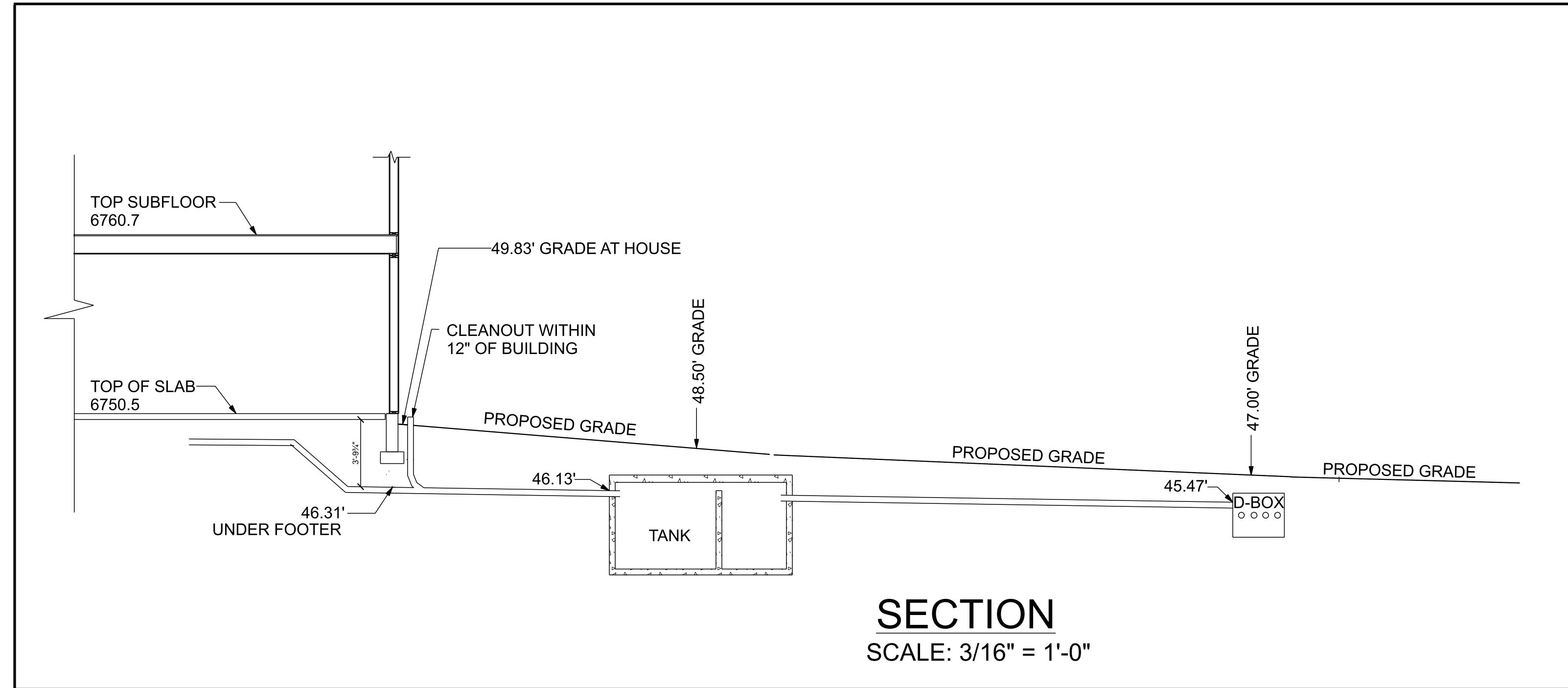
**APPROVED
BESQCP**

02/08/2022 2:11:51 PM
dsdrangel

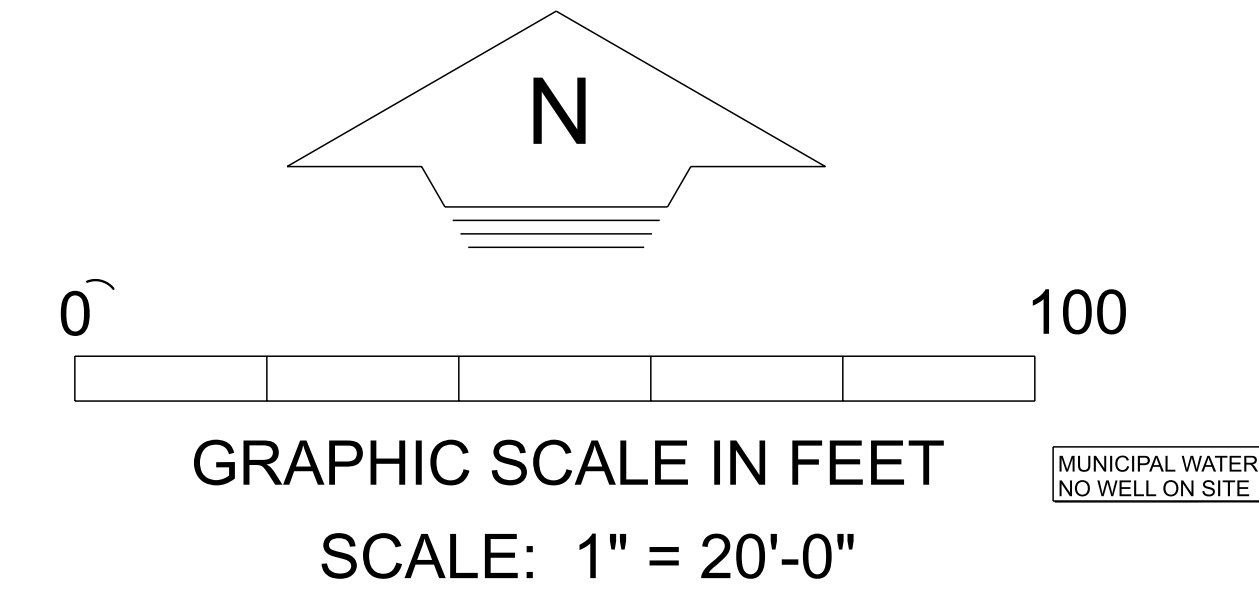
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It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.



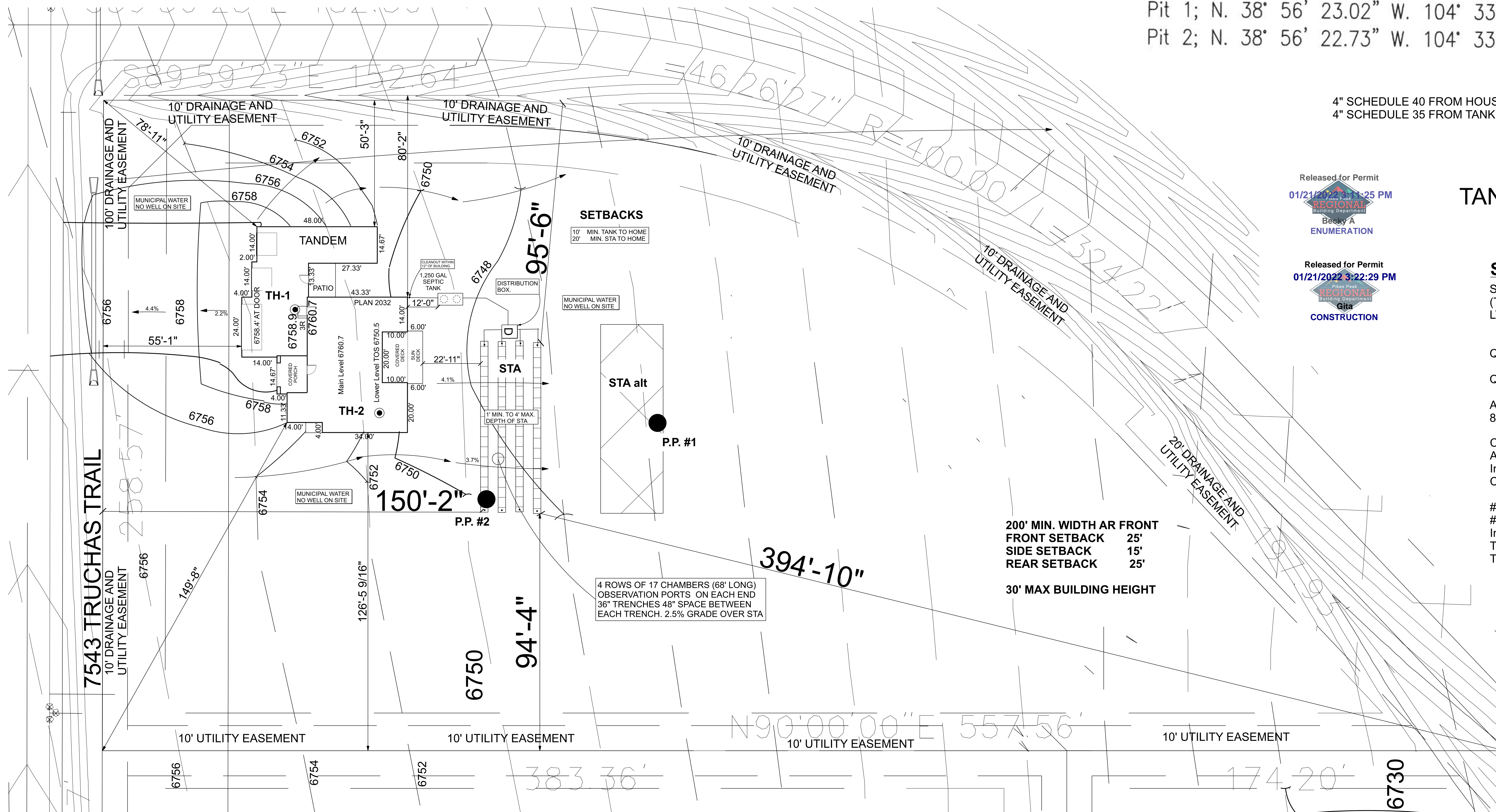
SECTION
SCALE: 3/16" = 1'-0"



SCALE: 1" = 20'-0"

GRADE KEY	
	PROPOSED GRADES
	EXISTING GRADES

Location from Northwest Lot Corner to Profile Pit #1:
S. 59° E. - 255'
Location from Profile Pit #1 to Profile Pit #2:
S. 66° W. - 75'
GPS Coordinates:
Pit 1; N. 38° 56' 23.02" W. 104° 33' 01.29"
Pit 2; N. 38° 56' 22.73" W. 104° 33' 02.17"



4" SCHEDULE 40 FROM HOUSE TO TANK
4" SCHEDULE 35 FROM TANK TO FIELD

Released for Permit
01/21/2022 3:25:25 PM
REGIONAL
Bobby A
ENUMERATION

Released for Permit
01/21/2022 3:22:29 PM
REGIONAL
Gina
CONSTRUCTION

TANK SIZE
TANK SIZE FOR 4 BEDROOMS
= 1250 +0+0 = 1,250 gal

STA AND TANK CALCS / SPECS
SOIL TYPE: USDA Type 2A
(Treatment soil, Treatment Level 1) MUNICIPAL WATER NO WELL ON SITE
LTAR = 0.50

Q = 525.0 Gallons Per Day (GPD) (From Table 6-1)
Adjustment Factor For Chambers = 0.7
Q = (525.0)(1.0)(0.7) = 367.5 GPD
A = Q/LTAR = 367.5 GPD/0.5 = (735.0 SF Min. Req.)
816.0 SF Distribution Area Provided.

Chamber Bed System (Gravity Fed System)
A=819.0 SF
Infiltrator Systems Inc. Quick4
Chambers (12 SF)

Chambers = SF Required / 12.0 SF per Chamber
Chambers = 816.0 SF / 12.0 SF per Chamber = 68 Total
Install 1 Zone: 4 Rows wide x 17 Chambers long (68')
Total Contact Area Provided Actual = 816.0 SF
Total Contact Area Required = 735.0 SF

7543 TRUCHAS TRAIL
4310003001

LOT 21
109,072 sf
2.504 ac

200' MIN. WIDTH AR FRONT
FRONT SETBACK 25'
SIDE SETBACK 15'
REAR SETBACK 25'
30' MAX BUILDING HEIGHT

4 ROWS OF 17 CHAMBERS (68' LONG)
OBSERVATION PORTS ON EACH END
36" TRENCHES 48" SPACE BETWEEN
EACH TRENCH. 2.5% GRADE OVER STA

Nighthawk Design
a Hawk Companies, Inc. Business
5180 Whip Trail, Colorado Springs, Colorado 80917-2620
Rod Wiebe Dennis Asher Dave Tenace Christopher Wiebe
hawcompans@gmail.com 719-491-1227 [Ext cell]

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part of this plan may be reproduced or transmitted in any form
without approval. The completed purchase of the site of the
construction of any ONE BUILDING. The purchase of
additional lots of land DOES NOT include the purchase of
this plan. A LICENSE AGREEMENT must be executed
between the purchaser and Hawk Companies, Inc.

ABD

Builder: Black Oak Homes
Akeem Seriki
2130 Academy Cir Suite F
Colorado Springs, CO 80909
719-649-9354

Sandra Lehmann, Realtor
The Lehmann Team Leader
RE/MAX Real Estate Group
Office: 719-534-7900
Cell: 719-629-6330
SADDLEHORN RANCH

"2032sf Stetson 5-Car Residence"
7543 Truchas Trail
Elbert, CO 80105
Legal: LOT 21 Saddlehorn Ranch Filing No. 1
Area: 109,072 SQFT 2.504ac
Schedule #: 4310003001 Zoning: RR-2.5
Owner: GORILLA CAPITAL CO. SADDLEHORN RANCH, LLC
1342 HIGH STREET TUGENE OR, 97401

2022 #1 MAN LEVEL
5 CAR TANDEM GARAGE
6800 W/10' V/S

06-22-2021

REVISION	DATE
BID SET	06-22-2021
WASTE WATER	09-09-2021

RESIDENTIAL



2017 PPRBC

Address: 7543 TRUCHAS TRL, PEYTON

Parcel: 4310003001

Plan Track #: 156217 

Received: 03-Jan-2022 (AUSTINK)

Description:


RESIDENCE

Contractor: HI POINT HOME BUILDERS LLC

Type of Unit:

Garage	826	
Lower Level 1	318	
Lower Level 2	1628	
Main Level	2162	
Upper Level 1	1092	
	6026	Total Square Feet

Required PPRBD Departments (4)


Enumeration
Released for Permit
01/21/2022 3:11:42 PM

Becky A
ENUMERATION

Floodplain


(N/A) RBD GIS

Construction
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01/21/2022 3:25:40 PM

Gita
CONSTRUCTION

Mechanical
Released for Permit
01/20/2022 1:03 AM

Justin C
MECHANICAL

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
02/08/2022 2:12:11 PM

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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.