



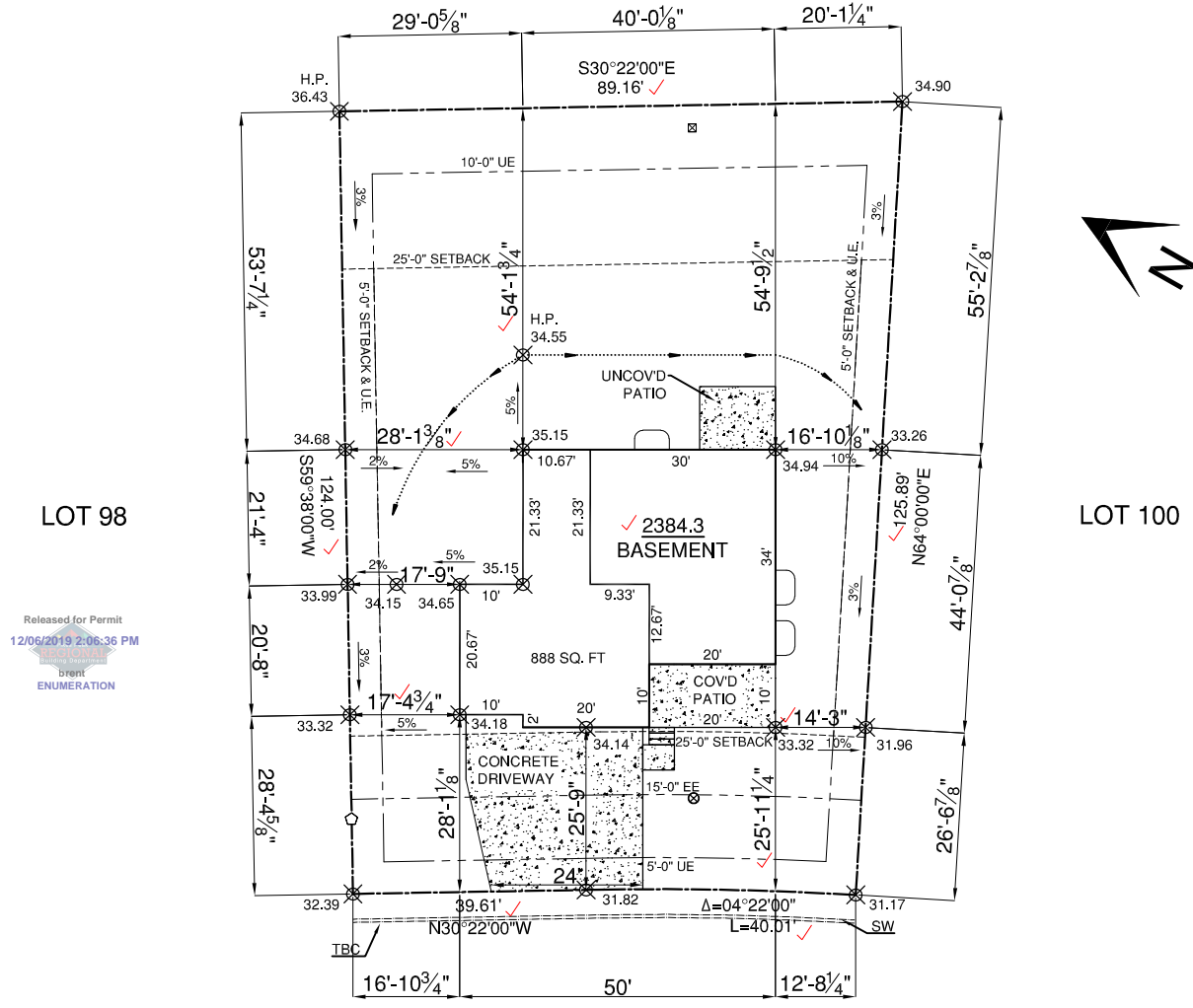
APPROVED
BESQCP
 12/06/2019 2:54:14 PM
 dsdyounger
 EPC Planning & Community
 Development Department

APPROVED
Plan Review
 12/06/2019 2:54:22 PM
 dsdyounger
 EPC Planning & Community
 Development Department

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.
 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.

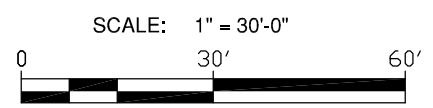
2384.3 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = (35.15+34.94+34.18+33.32)/(4) = 34.40$
 $BUILDING HEIGHT = 24.00 + (TF - AFG) =$
 $BUILDING HEIGHT = 24.00 + (35.82 - 34.41) = 25.4$



Released for Permit
 12/06/2019 2:06:36 PM
 brent
 ENUMERATION

LEGEND:

SWALE:	SETBACK:	
PROPERTY LINE:	-----	FRONT - 25'	
SETBACK:	- - - - -	SIDE - 5'	
EASEMENT:	-----	REAR - 25'	
SIDEWALK/CURB:	-----	UE:	
DRAINAGE DIRECTION:	→	FRONT - 5'	
ELECTRIC PEDESTAL:	○	SIDE - 5'	
TELEPHONE BOX:	■	REAR - 10'	
WATER VALVE	⊗	EE:	
		FRONT: 15'	



TOP OF FOUNDATION	35.82
MAX FINISH GRADE ELEV @ FOUNDATION WALL	35.15
DRIVEWAY SLOPE	9.0%
MAIN FLOOR FINISHED FLOOR	37.00
FRONT GARAGE FINISHED FLOOR	34.14
GARAGE FLOOR ELEV. AT ENTRY DOOR	34.59
ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE	30.82

SITE DATA:

LOT SQ. FT.: 10489 ✓
 HOUSE SQ. FT.: 1967 ✓
 COVERAGE: 19% ✓
 BUILDING HEIGHT: 25.4 ✓

DRIVEWAY CALCULATIONS:

SETBACK SQ. FT.: 2014
 DRIVEWAY SQ. FT.: 700
 COVERAGE: 35%

SITE PLAN
 PLAN 2384.3-S
 TAX SCHEDULE #5225211019 ✓
 ZONING ~~PUD~~ RS-6000
 LOT #99 PAINT BRUSH HILLS 13E ✓
 10109 BRACKNELL PLACE ✓
 PEYTON, COLORADO

PROVIDED FOR:

**ASPEN
 VIEW
 HOMES**
 ASPEN VIEW HOMES
 555 MIDDLE CREEK PKWY STE. 380
 COLORADO SPRINGS, CO
 719-659-0859

**York
 Engineering**
 7955 E ARAPAHOE CT #3300
 CENTENNIAL, CO 80112
 720-990-5900

SITE



2017 PPRBC

Address: 10109 BRACKNELL PL, PEYTON

Parcel: 5225211019

Plan Track #: 123344 

Map #: 551G

Received: 06-Dec-2019 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	655	
Lower Level 2	1001	
Main Level	906	
Upper Level 1	1416	
	3978	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 12/6/2019 2:06:47 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>12/06/2019 2:56:21 PM</i> <i>dsdyounger</i> EPC Planning & Community Development Department
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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.