

**ESR191448
PLAT 14420
RS-20000 RS-6000**

**APPROVED
Plan Review**
12/09/2019 4:06:10 PM
dsdarchuleta
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**

12/09/2019 4:06:18 PM
dsdarchuleta
EPC Planning & Community
Development Department



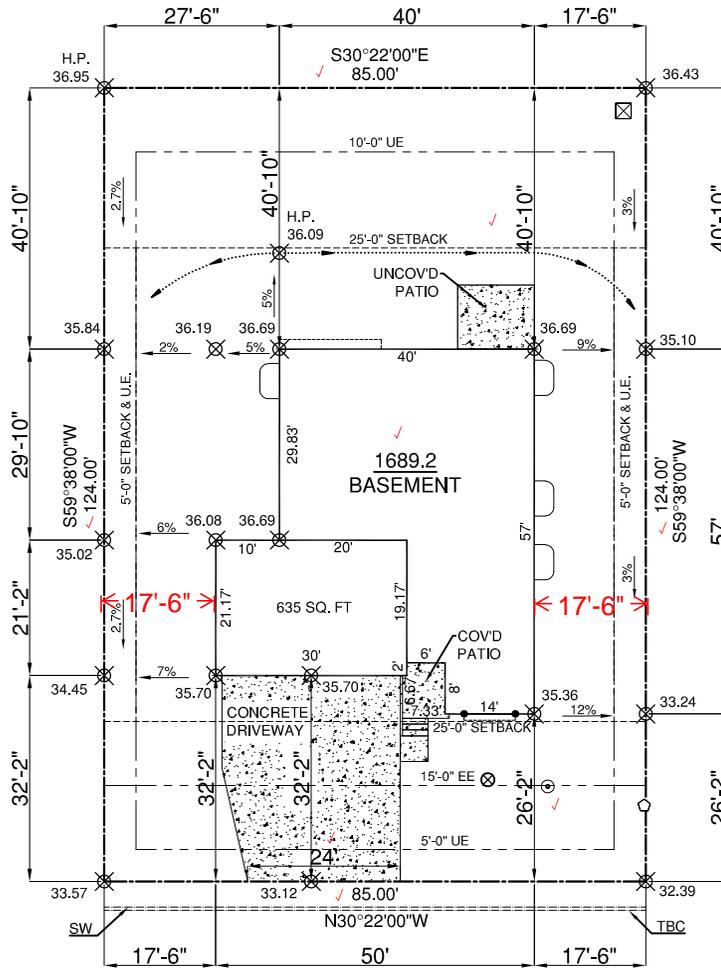
It is the owner's responsibility to
coordinate with easement holders to
avoid impact to utilities that
may be located in the easements.



1689.2 ELEVATION
AVERAGE FINISH GRADE = (AFG)
AFG = ((36.69)(2)+35.36+35.70)/(4) = 36.11
BUILDING HEIGHT = 15.77 + (TF - AFG) =
BUILDING HEIGHT = 15.77 + (37.36 - 36.11) = 17.0

Released for Permit
12/06/2019 2:14:25 PM
REGIONAL
Building Department
brent
ENUMERATION

LOT 97



LOT 99

BRACKNELL PLACE

50' R.O.W.

LEGEND:

- SWALE:
- PROPERTY LINE:
- SETBACK:
- EASEMENT:
- DRAINAGE DIRECTION:
- SIDEWALK/CURB
- TELEPHONE BOX:
- ELECTRIC BOX:
- WATER VALVE:
- SEWER LATERAL STUB:

- SETBACK:
- FRONT - 25'
- SIDE - 5'
- REAR - 25'

- UE:
- FRONT - 5'
- SIDE - 5'
- REAR - 10'

- EE:
- FRONT - 15'

SCALE: 1" = 30'-0"



TOP OF FOUNDATION	37.36
MAX FINISH GRADE ELEV @ FOUNDATION WALL	36.69
DRIVEWAY SLOPE	8.0%
MAIN FLOOR FINISHED FLOOR	38.54
FRONT GARAGE FINISHED FLOOR	35.70
GARAGE FLOOR ELEV. AT ENTRY DOOR	36.12
ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE	33.20

SITE DATA:

LOT SQ. FT.: 10540 ✓
HOUSE SQ. FT.: 2381
COVERAGE: 23% ✓
BUILDING HEIGHT: 17.0 ✓

DRIVEWAY CALCULATIONS:

SETBACK SQ. FT.: 2125
DRIVEWAY SQ. FT.: 700
COVERAGE: 33% ✓

SITE PLAN

PLAN 1689.2-S
TAX SCHEDULE #5225211018 ✓
ZONING PUD ✓
LOT #98 PAINT BRUSH HILLS 13E ✓
10123 BRACKNELL PLACE ✓
PEYTON, COLORADO

PROVIDED FOR:

**ASPEN
VIEW
HOMES**

ASPEN VIEW HOMES
555 MIDDLE CREEK PKWY STE. 500
COLORADO SPRINGS, CO
719-659-0859



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

SITE



2017 PPRBC

Address: 10123 BRACKNELL PL, PEYTON

Plan Track #: 123346 

Received: 06-Dec-2019 (BRENT)

Parcel: 5225211018

Map #: 551G

Description:

RESIDENCE

Type of Unit:

Garage	409	
Lower Level 2	1586	
Main Level	1697	
	3692	Total Square Feet

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BRENT</p> <p>12/6/2019 2:14:37 PM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
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Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>12/09/2019 4:05:47 PM</p> <p><i>dsdarchuleta</i></p> <p>EPC Planning & Community Development Department</p>

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.