



1398.4 ELEVATION  
 AVERAGE FINISH GRADE = (AFG)  
 AFG = (33.77+33.77+33.01+32.77)/(4) = 33.33  
 BUILDING HEIGHT = 13.8 + (TF - AFG) =  
 BUILDING HEIGHT = 13.8 + (34.44 - 33.33) = 14.9

APPROVED  
 Plan Review

12/03/2019 2:01:46 PM  
 (Sdorang)

EPC Planning & Community  
 Development Department



ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT CONSTITUTE THE NEED  
 TO COMPLY WITH APPLICABLE  
 FEDERAL, STATE OR LOCAL  
 LAWS AND/OR REGULATION.

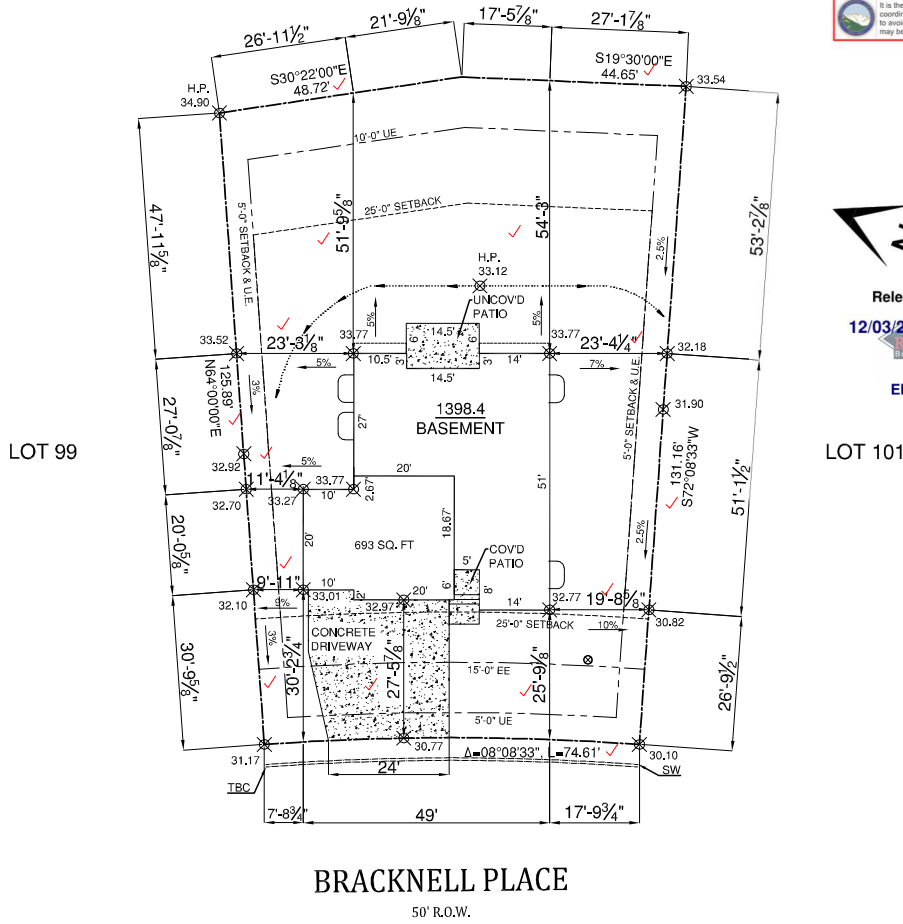
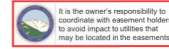
Planning & Community Development Department  
 approval is contingent upon compliance with all  
 applicable rules on the recorded plat.  
 An access permit must be granted by the  
 Planning & Community Development Department  
 prior to the establishment of any driveway onto a  
 County road.

Disposal of discharge of any drainage way  
 is not permitted without approval of the  
 Planning & Community Development Department

APPROVED  
 BESQCP

12/03/2019 2:02:00 PM  
 (Sdorang)

EPC Planning & Community  
 Development Department



Released for Permit

12/03/2019 11:54:12 AM

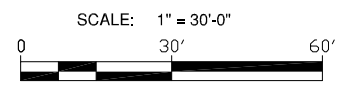


amy  
 ENUMERATION

- LEGEND:**
- SWALE: ..... (dotted line)
  - PROPERTY LINE: ——— (solid line)
  - SETBACK: - - - - - (dashed line)
  - EASEMENT: ——— (long dashed line)
  - SIDEWALK/CURB: - - - - - (short dashed line)
  - DRAINAGE DIRECTION: → (arrow)
  - WATER VALVE: ⊙ (circle with dot)

- SETBACK:**
- FRONT - 25'
  - SIDE - 5'
  - REAR - 25'
- UE:**
- FRONT - 5'
  - SIDE - 5'
  - REAR - 10'
- EE:**
- FRONT: 15'

PLAT 14420  
 RS-6000



**SITE DATA:**

- LOT SQ. FT.: 10866 ✓
- HOUSE SQ. FT.: 2134 ✓
- COVERAGE: 20% ✓
- BUILDING HEIGHT: 14.9' ✓

**DRIVEWAY CALCULATIONS:**

- SETBACK SQ. FT.: 1910
- DRIVEWAY SQ. FT.: 700
- COVERAGE: 37%

TOP OF FOUNDATION	34.44
MAX FINISH GRADE ELEV @ FOUNDATION WALL	33.77
DRIVEWAY SLOPE	8.0%
MAIN FLOOR FINISHED FLOOR	35.62
FRONT GARAGE FINISHED FLOOR	32.97
GARAGE FLOOR ELEV. AT ENTRY DOOR	33.46
ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE	30.27

**SITE PLAN**  
 PLAN 1398.4 ✓  
 TAX SCHEDULE #5225211020 ✓  
~~ZONING PUB~~  
 LOT #100 PAINT BRUSH HILLS 13E ✓  
 10095 BRACKNELL PLACE  
 PEYTON, COLORADO

PROVIDED FOR:

**ASPEN  
 VIEW  
 HOMES**

ASPEN VIEW HOMES  
 555 MIDDLE CREEK PKWY STE. 380  
 COLORADO SPRINGS, CO  
 719-658-0859

**York  
 Engineering**

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

**SITE**

**2017 PPRBC**



Parcel: 5225211020

**Address: 10095 BRACKNELL PL, PEYTON**

**Plan Track #: 123068** 

**Received: 27-Nov-2019 (AMY)**

**Description:**

**Required PPRBD Departments (2)**

**RESIDENCE**

Type of Unit:

Garage	444	
Lower Level 2	1276	
Main Level	1435	
	3155	Total Square Feet

**Enumeration**

**APPROVED**

AMY

11/27/2019 4:01:54 PM

**Floodplain**

(N/A) RBD GIS

**Required Outside Departments (1)**

**County Zoning**

**APPROVED**

Plan Review

12/03/2019 2:02:17 PM

*dsdrangel*

EPC Planning & Community  
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.