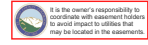


SFD191550

**APPROVED
Plan Review**
07/17/2020 7:44:59 AM
dsdyoung@epcplanning.com
EPC Planning & Community
Development Department

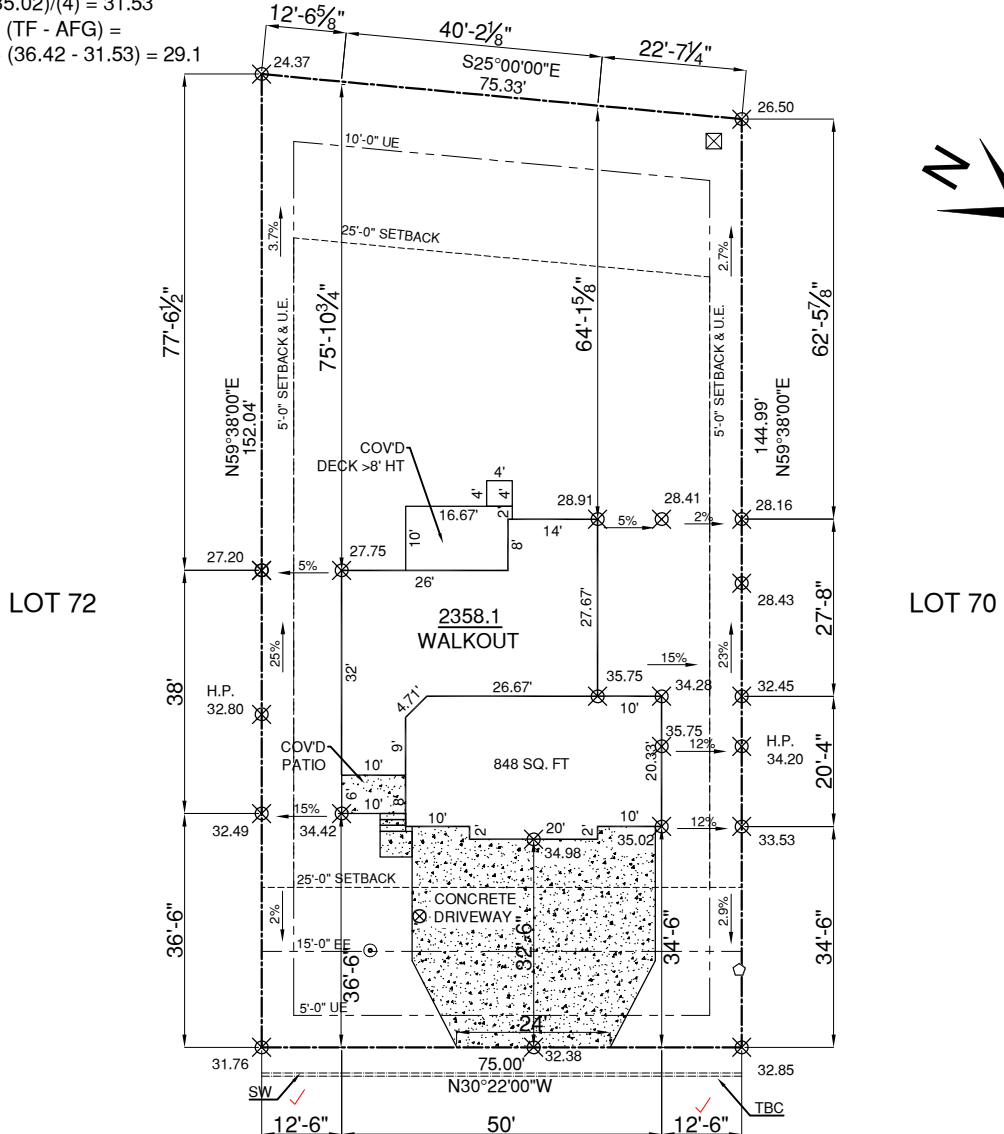
**APPROVED
BESQCP**
07/17/2020 7:45:08 AM
dsdyoung@epcplanning.com
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN 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 plan. 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.

2358.1 ELEVATION
AVERAGE FINISH GRADE = (AFG)
AFG = (27.75+28.91+34.42+35.02)/(4) = 31.53
BUILDING HEIGHT = 24.19 + (TF - AFG) =
BUILDING HEIGHT = 24.19 + (36.42 - 31.53) = 29.1

Released for Permit
05/18/2020 2:39:20 PM
BRENT
ENUMERATION

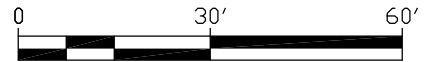


LEGEND:

- 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	36.42
MAX FINISH GRADE ELEV @ FOUNDATION WALL	35.75
DRIVEWAY SLOPE	8.0%
MAIN FLOOR FINISHED FLOOR	37.60
FRONT GARAGE FINISHED FLOOR	34.98
GARAGE FLOOR ELEV. AT ENTRY DOOR	35.43
ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE	31.78

SITE DATA:

LOT SQ. FT: 11138
HOUSE SQ. FT: 2113
COVERAGE: 19%
BUILDING HEIGHT: 29.1'

DRIVEWAY CALCULATIONS:

SETBACK SQ. FT.: 1875
DRIVEWAY SQ. FT.: 850
COVERAGE: 45%

SITE PLAN

PLAN 2358.1-S
TAX SCHEDULE #5225212014
ZONING RS-6000
LOT #71 PAINT BRUSH HILLS 13E
10122 BRACKNELL PLACE
PEYTON, COLORADO

PROVIDED FOR:

**ASPEN
VIEW
HOMES**

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



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

EL PASO COUNTY



Receipt for Fees Paid

Planning and Community Development Department
 2880 International Circle, Suite 110, Colorado Springs, Colorado 80910
 Office (719) 520-6300

Date 7/16/20

Receipt No. 522926

Processed by JE

Customer: ASPEN VIEW HOMES, LLC
 555 MIDDLE CREEK PKWY, STE 500
 COLORAO SPRINGS, CO 80921

Check No. 00038780

Payment Method CHECK

Item	Description	Prefix	Type	Rate	Qty	Amount
H01	Site Plan - Residential (Re-review Fee for Splice due to design change)	SFD	A	110.00		110.00
3	Surcharge - Projects					
2	PROJECT NAME: 10122 BRACKNELL PL (SFD191550)			37.00		37.00
1	CUSTOMER NAME: ASPEN VIEW HOMES, LLC					0.00
						0.00

Total \$147.00

SITE



2017 PPRBC

Address: 10122 BRACKNELL PL, PEYTON

Parcel: 5225212014

Plan Track #: 123345 

Received: 15-May-2020 (BECKYA)

Map #: 551G

Description: (Splice 05/15/20)

Required PPRBD Departments (1)

RESIDENCE

Enumeration

Type of Unit:



Required Outside Departments (1)



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.