



- LEGEND:**
- FOUND 1-1/4" WHITE #9846 CAP ON #5 REBAR
  - WELL
  - TEST HOLE
  - GAS METER
  - POWER POLE
  - FIBER OPTIC VAULT
  - TELEPHONE PEDESTAL
  - ELECTRIC METER

Released for Permit  
 07/05/2023 11:43:59 AM  
 brent  
 ENUMERATION

Owners:  
 Robert and Sherry Falgout  
 PO Box 64620  
 Colorado Springs, CO 80962

Legal Description:  
 Lot 21 Paint Brush Hills Fil No 3, County of El Paso, State of Colorado and containing 2.630 acres

Units of measurement: US Survey Feet

Address: 10760 Sandlilly Lane

Assessor's Parcel No.: 52230-04-019

Zone: RR-2.5 **PLAT 6465**

Setbacks:  
 Front and rear = 25'  
 Side = 15'  
 Maximum building height = 30'  
 Minimum lot width at front setback line = 200'  
 Minimum lot area = 2.5 acres

Proposed Use(s):  
 Single Family

Development time table:  
 Summer 2023

Area:  
 Overall:  
 Building:  
 Maximum building height:

Flood plain:  
 According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0535 G, dated December 7, 2018.  
 Site is in Zone X on said FIRM Panel.

**SFD23583**

**APPROVED**  
**BESQCP**  
 07/24/2023 11:29:55 AM  
 d.dvonger  
 EPC Planning & Community  
 Development Department

**APPROVED**  
**Plan Review**  
 07/24/2023 11:30:02 AM  
 d.dvonger  
 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.

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

Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

An access point must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of leakage of any drainage way is not permitted without approval of the Planning & Community Development Department.

Prepared by the office of:  
 Oliver E. Watts, Consulting Engineer, Inc.  
 614 Elkton Drive  
 Colorado Springs, CO 80907  
 (719) 593-0173  
 oliwatts@aol.com  
 Celebrating 44 years in Business

DRAWN BY: O.E. WATTS DATE: 6-19-23 DWG. NO.: 23-5944-02 SURVEYED BY: ESW, DJW, 6-19-23	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS:	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 10760 SANDLILLY LANE LOT 21, PAINT BRUSH HILLS FILING NO. 3 EL PASO COUNTY	SHEET NAME <b>SITE PLAN</b>	SHEET NO. 1 OF 1
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# RESIDENTIAL



2017 PPRBC

Address: 10760 SANDLILLY LN, PEYTON

Parcel: 5223004019

Plan Track #: 178364 

Received: 01-Jul-2023 (QUINTONW)

## Description:

### RESIDENCE

Contractor: OX CONSTRUCTION LLC

Type of Unit:

Garage	958	
Main Level	2622	
Upper Level 3	566	
	4146	Total Square Feet

## Required PPRBD Departments (6)

<p><b>Enumeration</b></p> <p>Released for Permit 07/05/2023 11:44:34 AM REGIONAL Building Department brent ENUMERATION</p>	<p><b>Floodplain</b></p> <p>(N/A) RBD GIS</p>
<p><b>Construction</b></p> <p>Released for Permit 07/21/2023 3:47:27 PM Pikes Peak REGIONAL Building Department Christineh CONSTRUCTION</p>	<p><b>Electrical</b></p> <p>N/A 07/19/2023 2:22:36 PM Pikes Peak REGIONAL Building Department richg ELECTRICAL</p>
<p><b>Mechanical</b></p>	<p><b>Plumbing</b></p> <p>N/A 07/07/2023 8:01:01 AM Pikes Peak REGIONAL Building Department shanen PLUMBING</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.

# Required Outside Departments (1)

## County Zoning

**APPROVED**

**Plan Review**

*07/24/2023 11:31:21 AM*

*dsdyounger*

**EPC Planning & Community  
Development Department**