



**APPROVED**  
**BESQCP**  
 12/06/2019 2:12:10 PM  
*d.dyounger*  
 EPC Planning & Community  
 Development Department

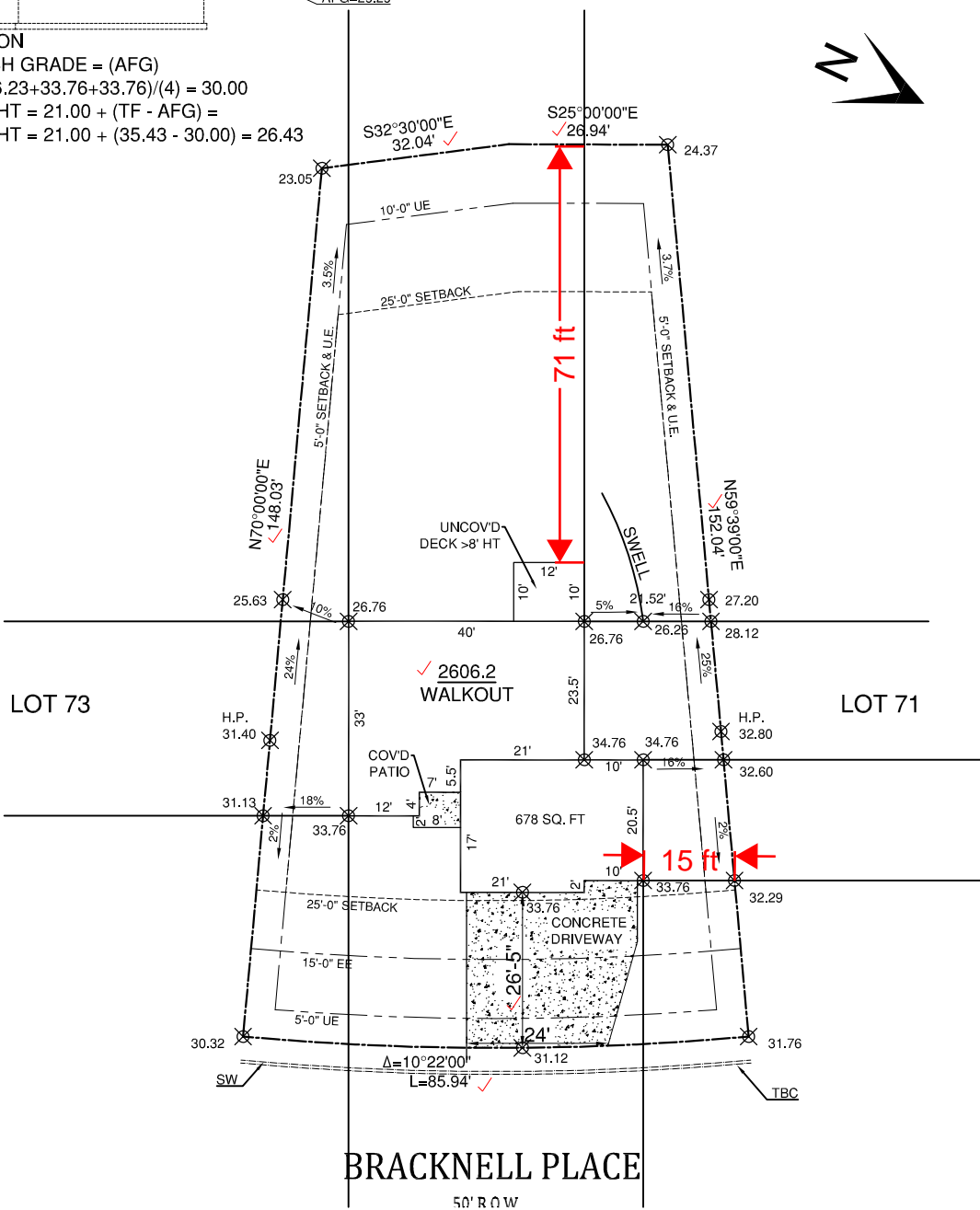
**APPROVED**  
**Plan Review**  
 12/06/2019 2:12:17 PM  
*d.dyounger*  
 EPC Planning & Community  
 Development Department

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

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

2606.2 ELEVATION  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = (26.23+26.23+33.76+33.76)/(4) = 30.00$   
 BUILDING HEIGHT = 21.00 + (TF - AFG) =  
 BUILDING HEIGHT = 21.00 + (35.43 - 30.00) = 26.43

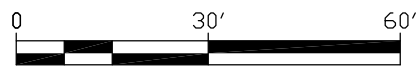
Released for Permit  
 12/06/2019 2:03:52 PM  
 brent  
 ENUMERATION



**LEGEND:**

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

SCALE: 1" = 30'-0"



TOP OF FOUNDATION	35.43
MAX FINISH GRADE ELEV @ FOUNDATION WALL	34.76
DRIVEWAY SLOPE	10.0%
MAIN FLOOR FINISHED FLOOR	36.61
FRONT GARAGE FINISHED FLOOR	33.76
GARAGE FLOOR ELEV. AT ENTRY DOOR	34.21
ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE	31.26

**SITE DATA:**

LOT SQ. FT.: 10967 ✓  
 HOUSE SQ. FT.: 1934 ✓  
 COVERAGE: 18% ✓  
 BUILDING HEIGHT: 26.8' ✓

**DRIVEWAY CALCULATIONS:**

SETBACK SQ. FT.: 1558  
 DRIVEWAY SQ. FT.: 678  
 COVERAGE: 45%

**SITE PLAN**  
 PLAN 2606.2-S

TAX SCHEDULE #5225212015 ✓  
 ZONING ~~PD~~ RS-6000  
 LOT #72 PAINT BRUSH HILLS 13E ✓  
 10108 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


# SITE



2017 PPRBC

Address: 10108 BRACKNELL PL, PEYTON

Parcel: 5225212015  
Map #: 551G

Plan Track #: 123343 

Received: 06-Dec-2019 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	461	
Lower Level 2	1014	
Main Level	1104	
Upper Level 1	1502	
	4081	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BRENT</b>  <b>12/6/2019 2:04:03 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u>  <i>12/06/2019 2:15:47 PM</i> <i>dsdyounger</i> <b>EPC Planning &amp; Community Development Department</b>
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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.