

SITE PLAN

TAX SCHEDULE #5225211005 ✓
ZONING RS-6000 ✓
LOT 85, PAINTBRUSH HILLS 13E ✓
10166 TRIBOROUGH TRAIL ✓
PEYTON, COLORADO

SITE DATA PLAT 14420

LOT SQFT: 10540
EXISTING HOUSE SQFT: ~~2384~~ 2230
EXISTING COVERAGE: 23% 21%

EXISTING HOUSE + GARAGE
ADDITION SQFT: 2579 2425
NEW LOT COVERAGE: 24.5% 23%

BUILDING HEIGHT: 18.9'

DRIVEWAY CALCULATIONS

SETBACK SQFT: 2125
DRIVEWAY SQFT: 670
COVERAGE: 32%

(NO CHANGE FROM EXISTING)

SETBACKS

FRONT: 25'
SIDES: 5'
REAR: 10'

UTILITY EASEMENTS

FRONT: 5'
SIDES: 5'
REAR: 10'

ELECTRICAL EASEMENTS

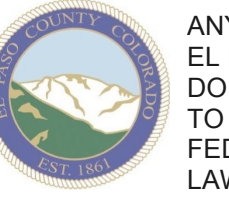
FRONT: 15'

ADD26522
PLAT-14420
RS-6000
APPROVED 195 SQ FT
GARAGE ADDITION

APPROVED
Plan Review
08/28/2026 8:54:06 AM
dsdhills
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 OBTIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

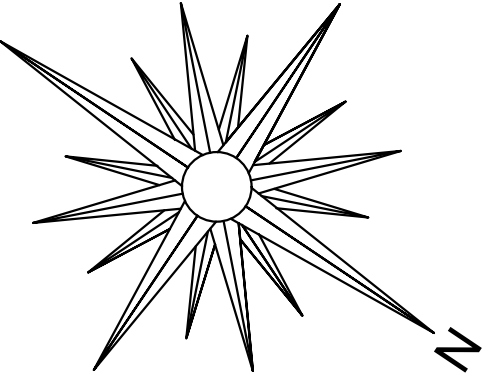
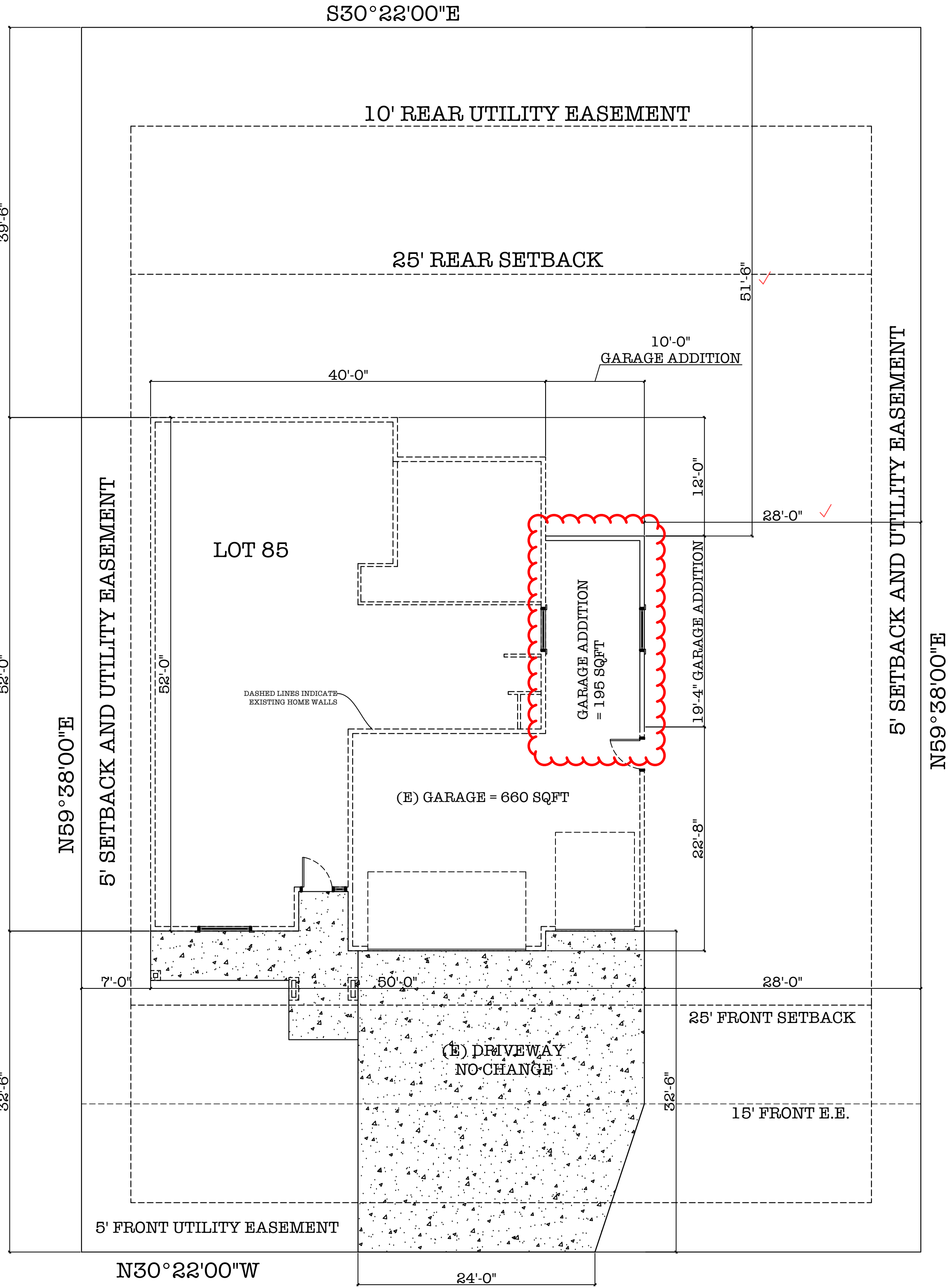
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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

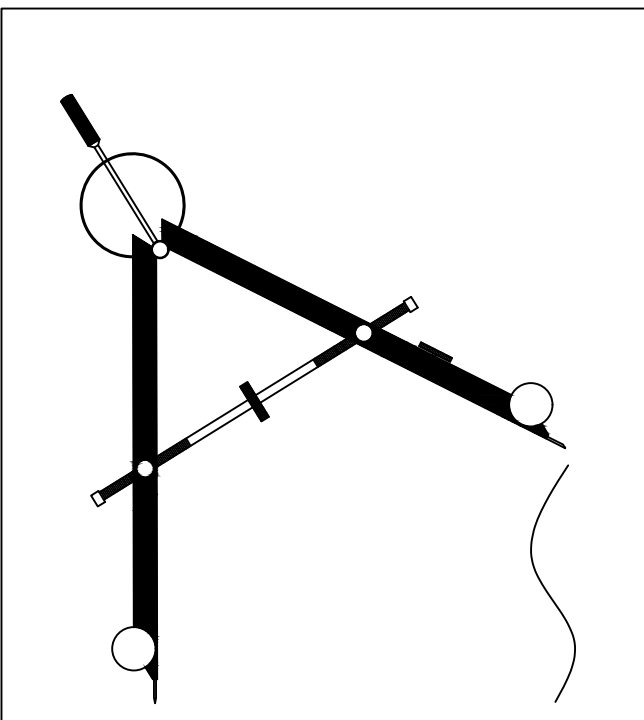
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.



10166 TRIBOROUGH TRAIL, PEYTON COLORADO



TWILIGHT PROJECT NUMBER: 648

GMC Construction
Garage Addition
10166 Triborough Trail
Colorado Springs, Co. 80921

Scale: 1/8" = 1'0" U.N.O.	
PLAN DATE	REVISION #
07.11.2026	FOR REVIEW
07.17.2026	FOR REVIEW
	FOR REVIEW
	FOR REVIEW
	FOR REVIEW
	FOR REVIEW
07.25.2026	FOR PERMIT

BUILDER INFORMATION

PAGE INFORMATION
PLOT PLAN

Sheet Number
A0

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 10166 TRIBOROUGH TRL, PEYTON

Parcel: 5225211005

Plan Track #: 216308

Received: 26-Aug-2026 (TREYW)

Description:

GARAGE ADDITION

Contractor: G.M.C. CONSTRUCTION COMPANY, INC

Type of Unit:

Required PPRBD Departments (2)

Floodplain
(N/A) RBD GIS

Construction Released for Permit 08/27/2026 9:21:21 AM matthewa CONSTRUCTION

Required Outside Departments (2)

County Zoning APPROVED <u>Plan Review</u> 08/28/2026 8:55:19 AM EPC Planning & Community Development Department
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Falcon Fire (CSFD)

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.