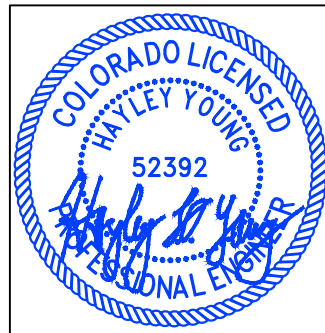
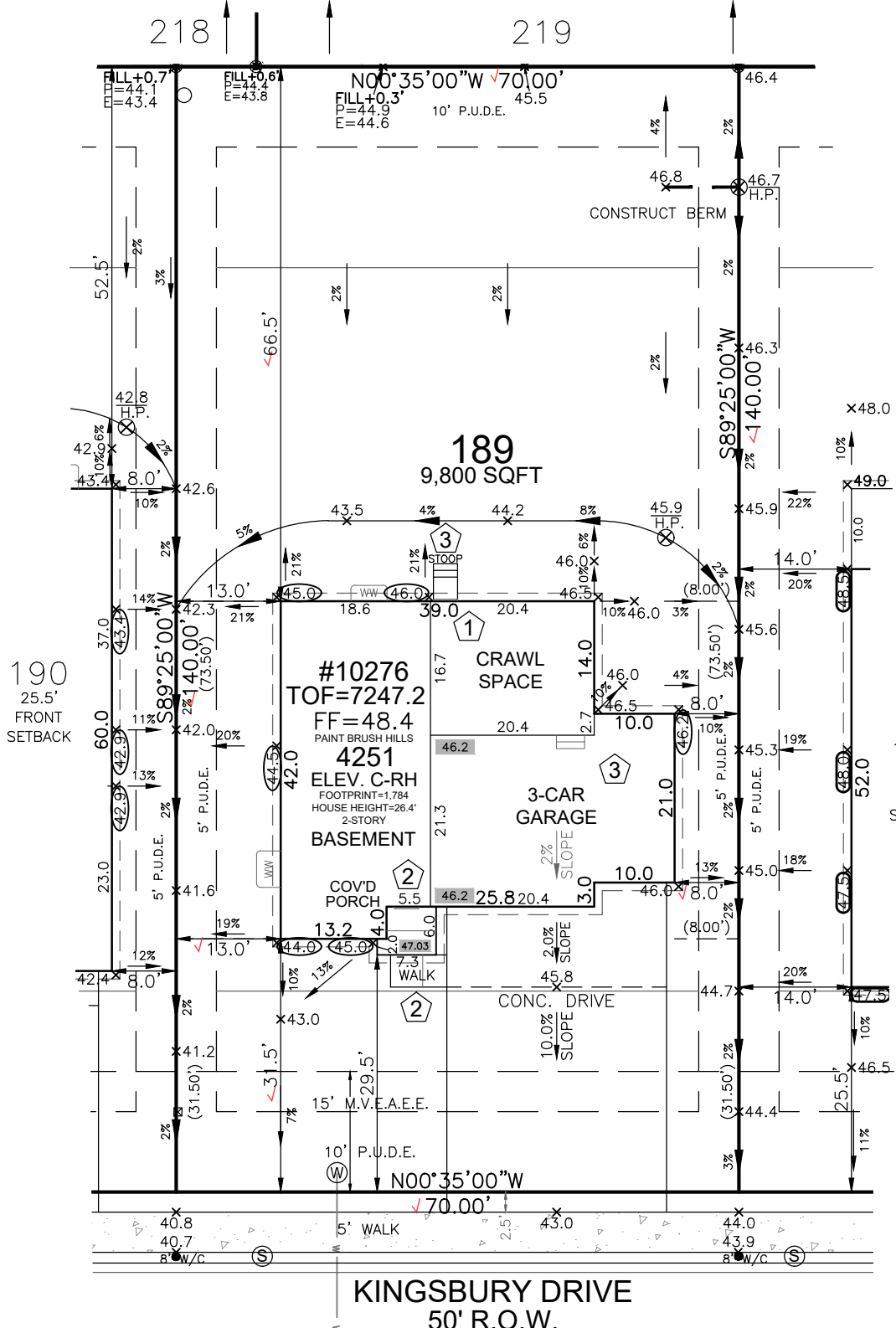




LOT 189 ✓

SCHEDULE NUMBER 5226115007 ✓

PLOT PLAN



HAYLEY YOUNG, P.E.
DATE: 06.22.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
DATE: 06.22.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 47.2
- GARAGE SLAB = 46.2
- GRADE BEAM = 16" (47.2 - 46.2 = 01.0 * 12 = 12" + 4" = 16")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- CONSTRUCT BERM AS SHOWN TO PROVIDE FOR ADEQUATE DRAINAGE
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LEGEND

LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
(XX.X)	GRADING PLAN ELEVATION

Released for Permit
06/23/2026 11:21:07 AM
REGIONAL Building Department
Becky A
ENUMERATION

SFD26586

APPROVED Plan Review
06/23/2026 3:59:07 PM
dsdyounger
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.

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,750 SF
DRIVE COVERAGE IN FRONT SETBACK= 683 SF
COVERAGE=39.0 %

LOT SIZE=9,800 SF ✓
BLDG. SIZE=1,784 SF ✓
COVERAGE=18.2% ✓
T.O.F. TO TOP OF ROOF=26.4'
AVG. F.G.=45.5
AVG. BLDG. HT.=23.1'
T.O.F.=47.2
AVG. F.G.=45.5

Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

SCALE: 1"=20'

MODEL OPTIONS: 4251-C/3-CAR/PARTIAL BSMT/8' WALLS

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14 ✓

COUNTY: EL PASO RS-6000 PLAT 14943 06.22.26 / RIGHT / NAIL TO NAIL=62.00'
Front 10': N=24467.7210 E=17915.0308
Rear 10': N=24467.0898 E=17853.0341

MINIMUM SETBACKS:
FRONT: 25'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: KM DATE: 06.22.26
6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurveying.net

- GENERAL NOTES:
- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
 - PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
 - EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
 - PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
 - LOT CORNER ELEVATION CHECK: 09.18.24

SITE



2023 PPRBC
2021 IECC

Address: 10276 KINGSBURY DR, PEYTON

Parcel: 5226115007

Plan Track #: 214528 

Received: 23-Jun-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	435	
Lower Level 2	681	
Main Level	1100	
Upper Level 1	1462	
	3678	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

6/23/2026 11:21:26 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

06/23/2026 11:33:45 AM

Pikes Peak
REGIONAL
Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/23/2026 3:59:34 PM

dsdyounger

**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.