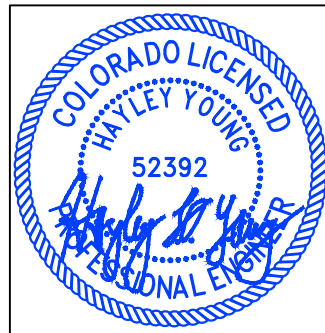
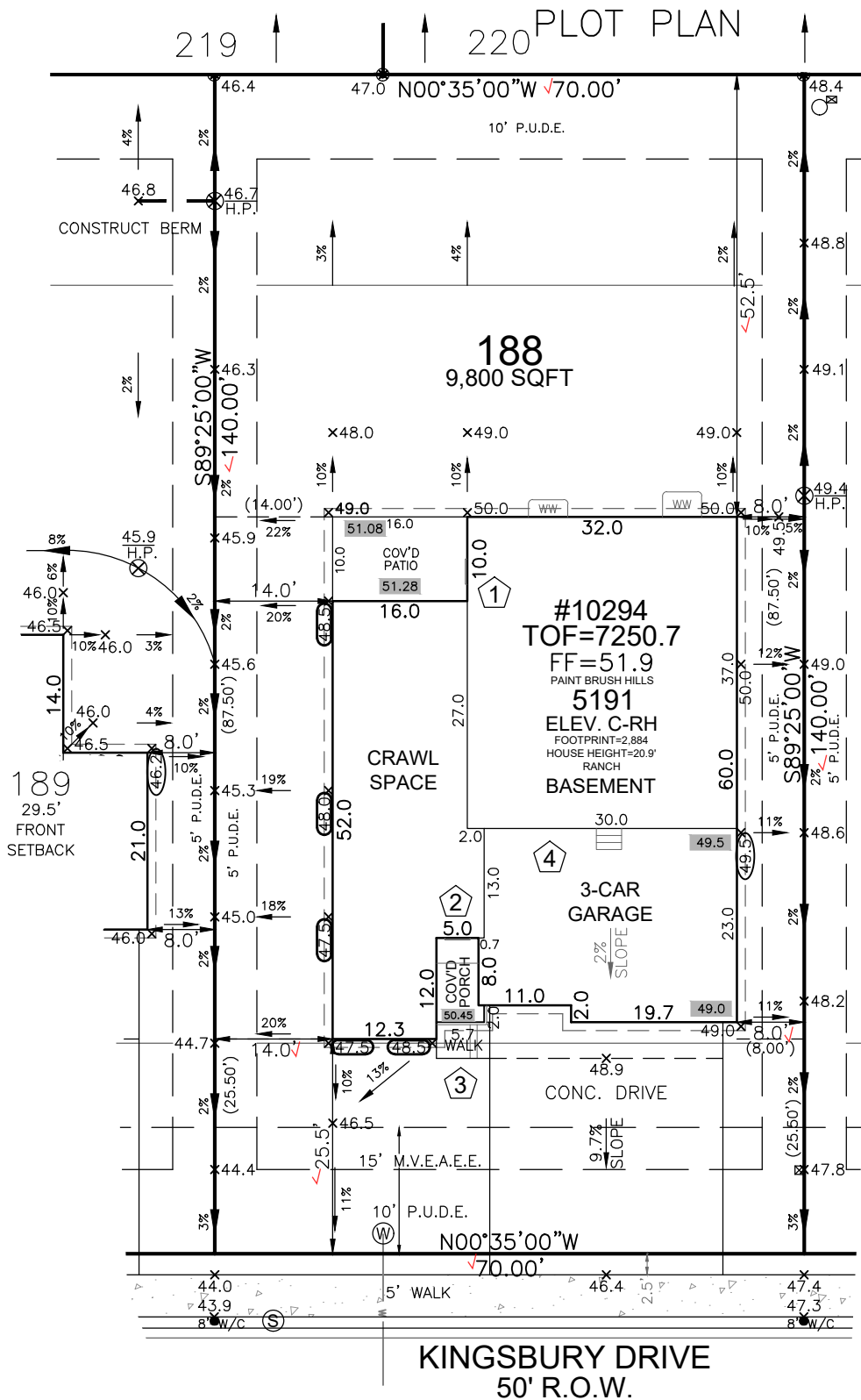




LOT 188 ✓

SCHEDULE NUMBER 5226115006 ✓

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 = 50.7
- GARAGE SLAB = 49.0
- GRADE BEAM = 24"
- (50.7 - 49.0 = 01.7 * 12 = 20" + 4" = 24")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION
- LOWERED FINISH GRADE AT PATIO
- 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
(X)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
(XX.X)	GRADING PLAN ELEVATION

SFD26585

APPROVED
Plan Review
06/23/2026 3:37:52 PM
EPC Planning & Community
Development Department

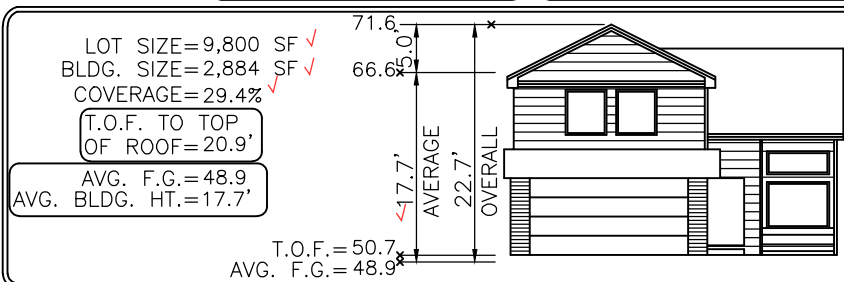
Released for Permit
06/23/2026 10:48:07 AM
REGIONAL Building Department
Becky A
ENUMERATION

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 OVIATE 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 rules on the recorded plat. An easement permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Division of Storage of any drainage way and non-potential approval of the Planning & Community Development Department.

SCALE: 1"=20'

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,750 SF
DRIVE COVERAGE IN FRONT SETBACK= 692 SF
COVERAGE=39.5 %



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

MODEL OPTIONS: 5191-C/3-CAR/PARTIAL BSMT/9' WALLS

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14 ✓

COUNTY: EL PASO RS-6000 PLAT 14943 06.22.26 / RIGHT / NAIL TO NAIL=82.00'
Front 10': N=24537.7784 E=17920.3179
Rear 10': N=24536.9436 E=17838.3221

ADDRESS: 10294 KINGSBURY DRIVE ✓

- 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

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

SITE



2023 PPRBC
2021 IECC

Address: 10294 KINGSBURY DR, PEYTON

Parcel: 5226115006

Plan Track #: 214527 

Received: 23-Jun-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	680	
Lower Level 2	1891	
Main Level	1993	
	4564	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

6/23/2026 10:48:44 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

06/23/2026 11:33:00 AM

REGIONAL Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/23/2026 3:38:24 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.