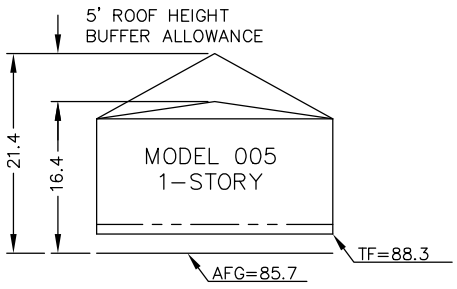
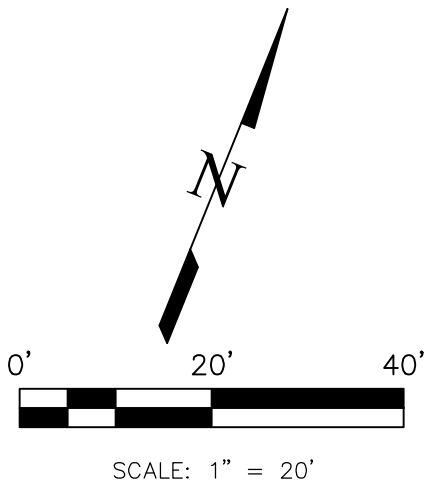
PLOT PLAN

EAVE PROTECTION REQUIRED

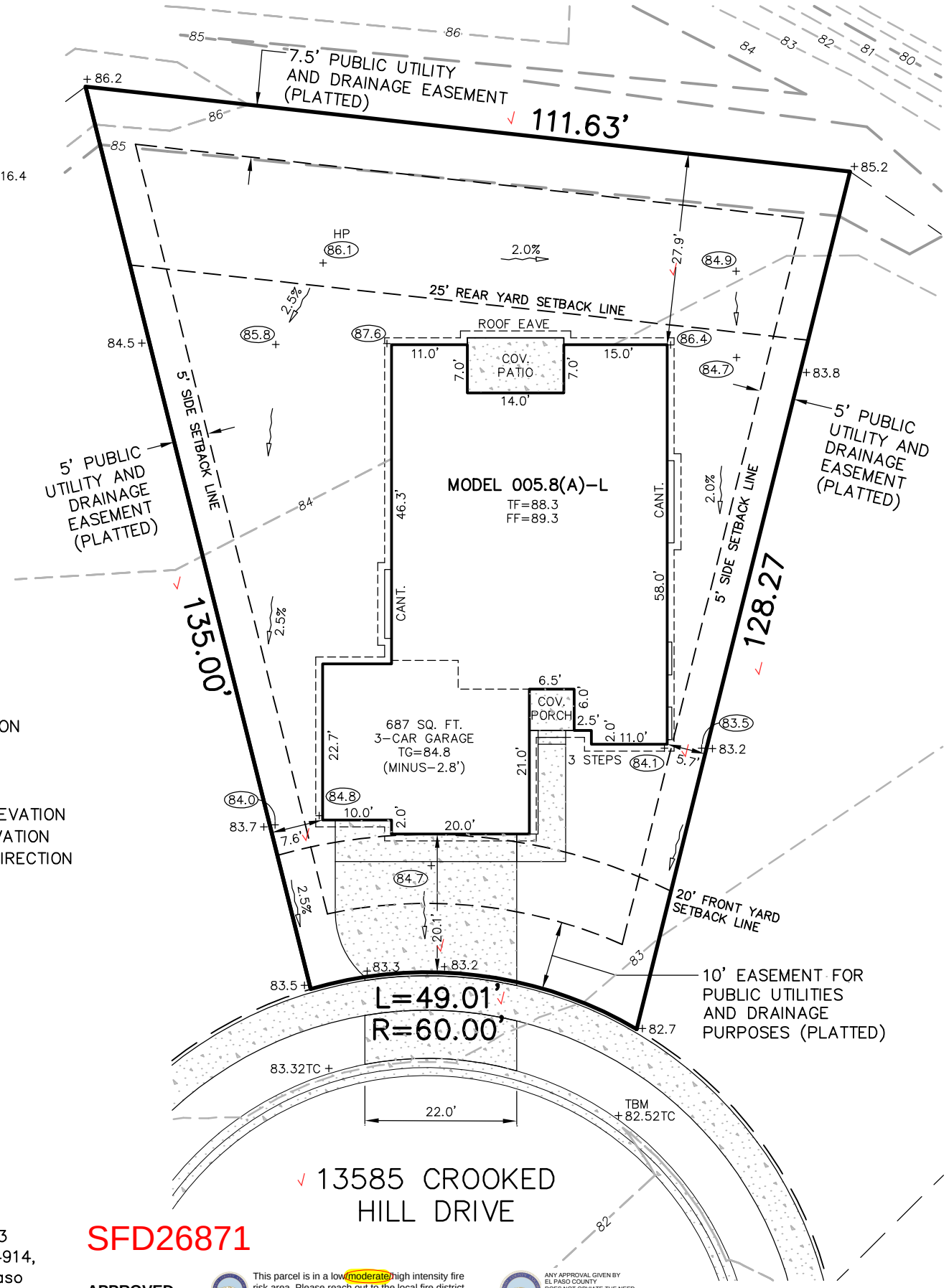


AVERAGE FINISH GRADE = (AFG)
AFG=$\frac{87.6+86.4+84.8+84.1}{4}$ = 85.7

BUILDING HEIGHT = 13.8 + (TF – AFG)
BUILDING HEIGHT = 13.8 + (88.3 – 85.7) = 16.4



SCALE: 1" = 20'



LEGEND:

	=	CONCRETE
TBM	=	TEMPORARY BENCH MARK
TF	=	TOP OF FOUNDATION ELEVATION
FF	=	FINISH FLOOR ELEVATION
TG	=	GARAGE FLOOR ELEVATION
TC	=	TOP OF CURB
00.1 +	=	PROPOSED GRADING SPOT ELEVATION
01.0 +	=	EXISTING GRADING SPOT ELEVATION
	=	PROPOSED DRAINAGE FLOW DIRECTION
60	=	GRADING PLAN CONTOUR
HP	=	HIGH POINT ELEVATION
CANT.	=	CANTILEVER

SITE DATA:

1) ZONING = PUD PLAT 14914
2) TAX SCHEDULE NO. = 42203-17-032
3) LOT SQ. FT. = 9940.59
4) HOUSE SQ. FT. = 2802.73 (INCLUDES COVERED PORCH AND GARAGE)
5) COVERAGE = 28.2%
6) BUILDING HEIGHT = 21.4 (30' MAX.)

PROPERTY DESCRIPTION:

Lot 112, ROLLING HILLS RANCH FILING NO. 3 AT MERIDIAN RANCH (Reception No. 222714914, El Paso County, Colorado records), in El Paso County, Colorado.

SFD26871

APPROVED
Plan Review
11/20/2026 8:23:29 AM
dsdyounger
EPC 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.

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 OBVIATE 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

Released for Permit
11/18/2026 4:20:37 PM
Building Department
brent
ENUMERATION

NOTES:

1) HOME BUILDER TO ESTABLISH TOP OF FOUNDATION ELEVATION IN FIELD, AFTER REVIEW OF CUT/FILL MEASUREMENTS THAT WERE BASED ON APPROVED GRADING PLAN GRADES . . . ADJACENT LOT "AS GRADED" CONDITIONS COULD REQUIRE TOP OF FOUNDATION ELEVATION ADJUSTMENT, RETAINING WALLS ALONG SIDE/REAR LOT LINES, LOT FINE GRADE CHANGES TO SUITABLE OUTFALL POINT(S), AND/OR SPECIFIC EROSION CONTROL PROTECTION.

2) TOP OF WINDOW WELL ELEVATION (TWW) MUST NOT EXCEED 6" ABOVE PROPOSED LOT GRADE WHERE THE HIGHER GRADE MEETS THE FOUNDATION, AND CANNOT BE THE SAME AS THE TOP OF FOUNDATION. WINDOW WELL NEED AND/OR TWW ELEVATIONS TO BE VERIFIED IN FIELD BY BUILDER.

3) THIS IS NOT A LAND SURVEY PLAT . . . PLOT PLAN TO BE USED FOR OBTAINING BUILDING PERMIT FOR HOUSE CONSTRUCTION PER APPROVED BUILDING PLANS.

4) PUBLIC SIDEWALKS ARE SHOWN IN APPROXIMATE LOCATIONS AND ARE TO BE BUILT ACCORDING TO APPROVED STREET CONSTRUCTION PLANS. PORCH TO DRIVEWAY WALKWAY OR PORCH TO STREET SIDEWALK WALKWAY WIDTH AND/OR LOCATION/ PROXIMITY TO FOUNDATION TO BE DETERMINED BY BUILDER PER STRUCTURAL DESIGN/BACKFILL COMPACTION RECOMMENDATIONS AND/OR SITE CONDITIONS.

PREPARED FOR: **EMPIRE COLORADO HOMES, LP**

APPROVED BY: _____

Land Development Consultants, Inc.
PLANNING • SURVEYING
www.ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6848
3898 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

DWN BY: WDW	DATE: 11/09/2026
CK'D BY: DVH	REF. NO.: 13585CROOKEDHILL

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER
08013

LDCNAS\LDC Company\LDC Data\08000\08013-EMPIRE COLORADO HOMES, LP\Surveying\PLOT PLANS 2026\13585 CROOKED HILL DRIVE\13585 CROOKED HILL DRIVE.dwg

SITE

2023 PPRBC
2024 IECC and CO MERSRC

Address: 13585 CROOKED HILL DR, PEYTON

Parcel: 4220317032

Plan Track #: 218692

Received: 18-Nov-2026 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	465	
Lower Level 2	3722	
Main Level	1981	
	6168	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

11/18/2026 4:20:53 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
11/19/2026 11:15:10 AM
Pikes Peak REGIONAL Building Department
MelissaF
CONSTRUCTION

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review
11/20/2026 8:26:03 AM
dsdyounger
EPC Planning & Community Development Department

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.