

SFD26791
PLAT-14914
PUD

PLOT PLAN

APPROVED
Plan Review
09/15/2026 2:57:48 PM
dsdhills
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.

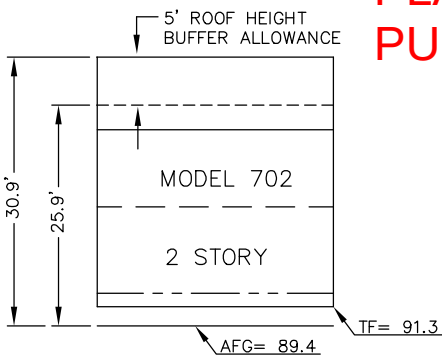


It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

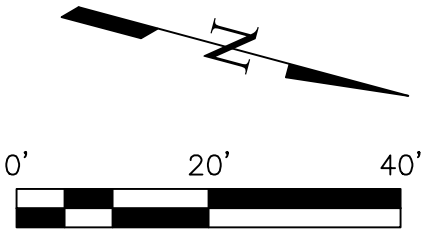


ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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



AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{90.6 + 89.5 + 89.4 + 88.3}{4} = 89.4$
BUILDING HEIGHT = 24.0 + (TF - AFG)
BUILDING HEIGHT = 24.0 + (91.3 - 89.4) = 25.9



SCALE: 1" = 20'

LEGEND:

- [Pattern] = CONCRETE
- TBM = TEMPORARY BENCH MARK
- TF = TOP OF FOUNDATION ELEVATION
- FF = FINISH FLOOR ELEVATION
- TG = GARAGE FLOOR ELEVATION
- TC = TOP OF CURB
- (88.7) + = PROPOSED GRADING SPOT ELEVATION
- 81.0 + = EXISTING GRADING SPOT ELEVATION
- [Arrow] = PROPOSED DRAINAGE FLOW DIRECTION
- 60 = GRADING PLAN CONTOUR
- HP = HIGH POINT ELEVATION
- CANT. = CANTILEVER

SITE DATA:

- 1) ZONING = PUD ✓
- 2) TAX SCHEDULE NO. = 42203-16-019
- 3) LOT SQ. FT. = 8704.85 ✓
- 4) HOUSE SQ. FT. = 1705.22 (INCLUDES ✓
COVERED PORCH, CANTILEVER AND GARAGE)
- 5) COVERAGE = 19.59% ✓
- 6) BUILDING HEIGHT = 25.9' (30' MAX.) ✓

PROPERTY DESCRIPTION:

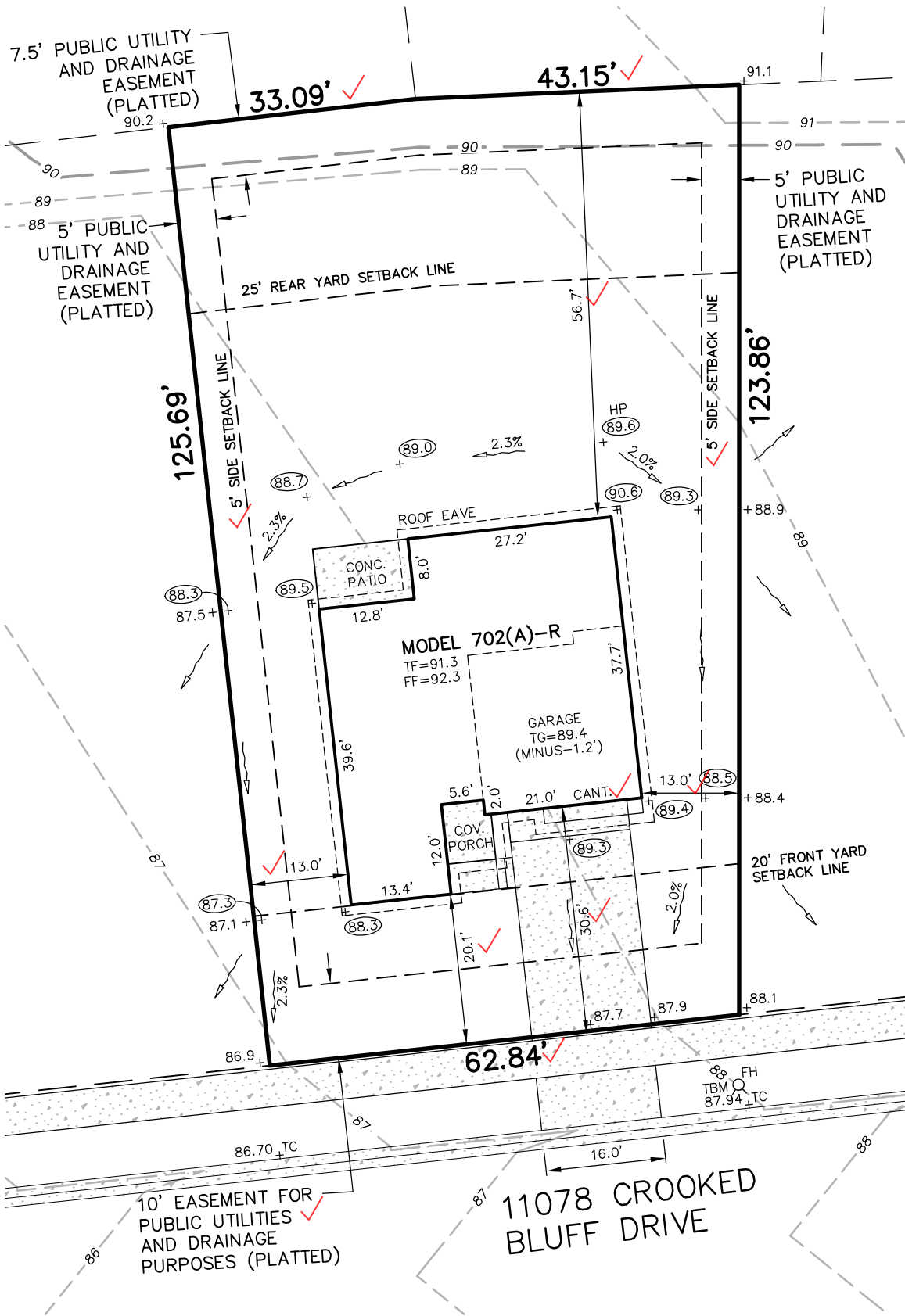
Lot 197, ROLLING HILLS RANCH FILING NO. 3 ✓
AT MERIDIAN RANCH (Reception No. 222714914,
El Paso County, Colorado records), in El Paso
County, Colorado.

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: _____



Released for Permit

09/10/2026 2:51:02 PM

REGIONAL
Planning Department
brent
ENUMERATION



PLANNING • SURVEYING

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3898 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

DWN BY: HFW/ATP DATE: 07/16/2026

CK'D BY: DVH REF. NO.: 11078CROOKEDBLU

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER

08013

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 11078 CROOKED BLUFF DR, PEYTON

Parcel: 4220316019

Plan Track #: 216776 

Received: 10-Sep-2026 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	447	
Lower Level 2	884	
Main Level	1079	
Upper Level 1	1179	
	3589	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

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Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

09/15/2026 3:01:24 PM

dsdhillis

**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.**