

1305.5 D ELEVATION
AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{85.0(3)+84.7+83.6+83.0}{(\ 6\ )}$ = 84.4
BUILDING HEIGHT = 11.3 + (TF − AFG) =
BUILDING HEIGHT = 11.3 + (85.5 − 84.4) = 12.4

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.

EAVE PROTECTION REQUIRED

SFD26870
PUD
PLAT- 15644

APPROVED
Plan Review
11/19/2026 2:58:24 PM
dsimoes
EPC Planning & Community Development Department

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

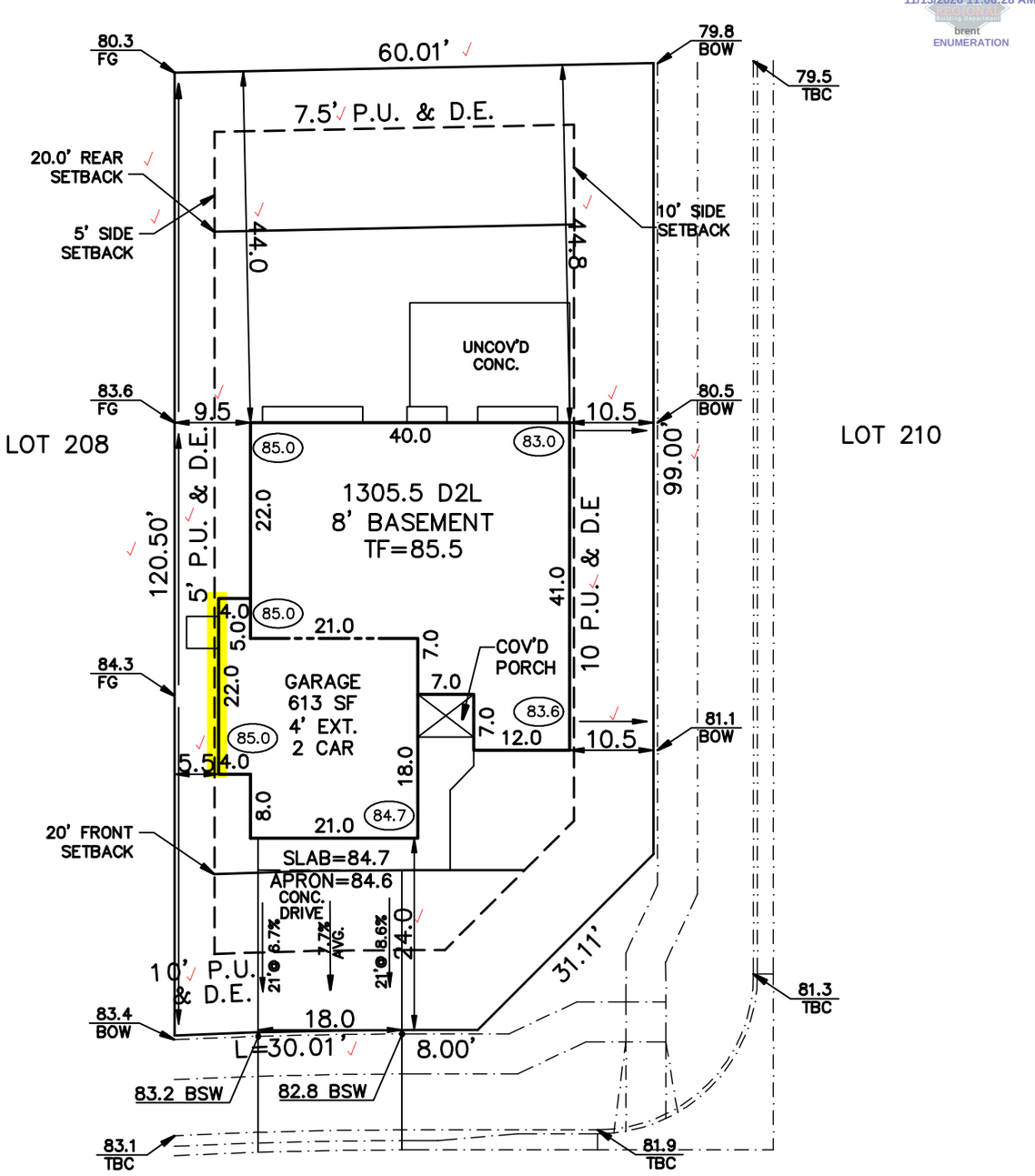
Planning & Community Development Department approval is contingent with all applicable notes on the recorded plat.

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

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

Released for Permit
11/13/2026 11:06:28 AM
El Paso County
Building Department
brent
ENUMERATION



CRYSTAL FALLS DRIVE
(60' R.O.W.)

4220115001
SCHEDULE No. ~~4200000477~~

WARNING!
1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFOMATION.

SITE DATA
LOT SQ. FT.= 6989
HOUSE SQ. FT.= 2003
COVERAGE = 28.7%
BLDG. HEIGHT = 12.4

PLOT PLAN

LEGAL DESCRIPTION
LOT 207
Rolling Hills Ranch North Filing No.1 at Meridian Ranch
EL PASO COUNTY, COLORADO

ADDRESS
13541 CRYSTAL FALLS DRIVE

CAMPBELL HOMES
9230 GRAND CORDERA PARK WAY
COLORADO SPRINGS, COLORADO 80924
PHONE 719-266-9780

SCALE: ...1"=20'
DRAWN BY: TAP

TITLE CO. FILE NO.	DATE
	04-23-26
DRAWING NAME	PROJECT NO.
RHRN-207	

SITE

2023 PPRBC
2024 IECC and CO MERSRC

Address: 13541 CRYSTAL FALLS DR, PEYTON

Parcel: 4220115001

Plan Track #: 218556

Received: 13-Nov-2026 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	422	
Lower Level 2	2510	
Main Level	1305	
	4237	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

11/13/2026 11:07:17 AM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review
11/19/2026 2:52:16 PM
dsdmaes
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.