

2654.4 B ELEVATION 1 STORY
AVERAGE FINISH GRADE = (AFG)
AFG = 98.2(3)+97.9(3)+96.4 / (7) = 97.8
BUILDING HEIGHT = 12.7 + (TF – AFG) =
BUILDING HEIGHT = 12.7 + (98.7 – 97.8) = 13.6

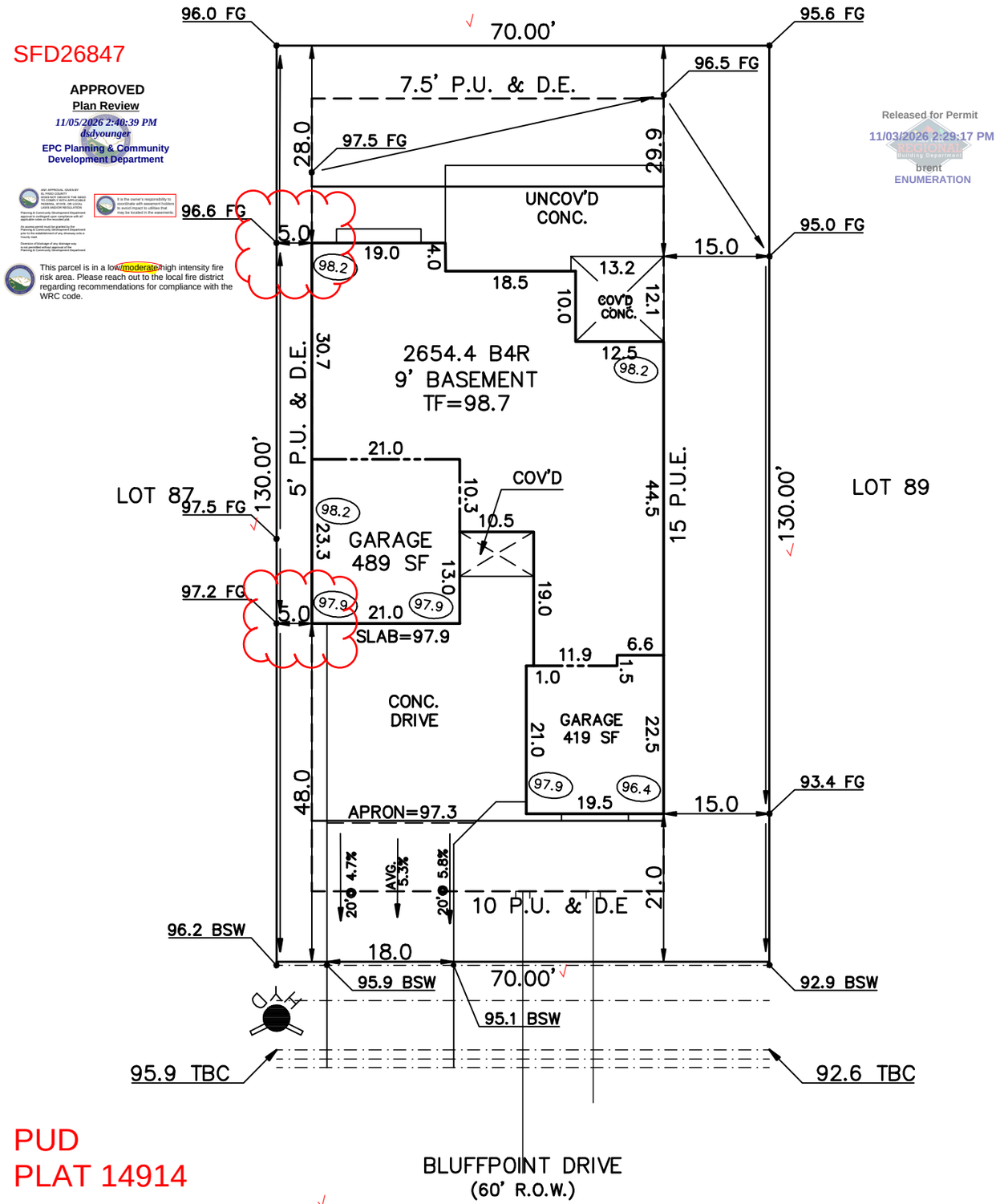
Master plan does not have an eave protection detail. Please submit a master plan splice addressing eave protection.

SFD26847

APPROVED
Plan Review
11/05/2026 2:40:39 PM
dsdyounger
EPC Planning & Community Development Department

Released for Permit
11/03/2026 2:29:17 PM
PIKES PEAK REGIONAL Building Department
brent
ENUMERATION

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.



PUD
PLAT 14914

SCHEDULE No. 4220317008

BLUFFPOINT DRIVE
(60' R.O.W.)

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.= 9100
HOUSE SQ. FT.= 3087
COVERAGE = 33.9%
BLDG. HEIGHT = 13.6

PLOT PLAN

LEGAL DESCRIPTION
LOT 88
Rolling Hills Ranch Filing No. 3 at Meridian Ranch
EL PASO COUNTY, COLORADO

ADDRESS
13156 BLUFFPOINT 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
	10-29-26
DRAWING NAME	PROJECT NO.
RH3-088	

SITE

2023 PPRBC
2024 IECC and CO MERSRC

Address: 13156 BLUFFPOINT DR, PEYTON

Parcel: 4220317008

Plan Track #: 218270

Received: 03-Nov-2026 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	693	
Lower Level 2	3523	
Main Level	1945	
Upper Level 1	862	
	7023	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

11/3/2026 2:29:53 PM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

11/05/2026 2:42:17 PM
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.