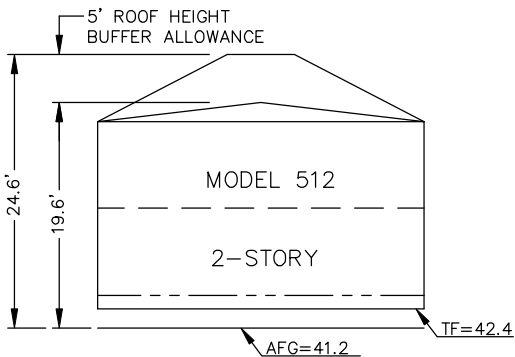
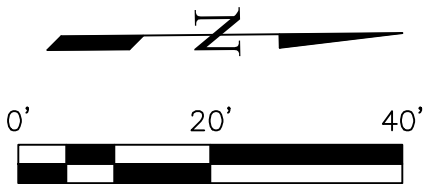


PLOT PLAN



AVERAGE FINISH GRADE = (AFG)
AFG=41.7+41.5+40.8+40.7 = 41.2
BUILDING HEIGHT = 18.4 (TF - AFG)
BUILDING HEIGHT = 18.4 + (42.4 - 41.2) = 19.6



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
- (00.1)+ = PROPOSED GRADING SPOT ELEVATION
- 01.0 + = EXISTING GRADING SPOT ELEVATION
- [Arrow] = PROPOSED DRAINAGE FLOW DIRECTION
- 60 = GRADING PLAN CONTOUR

SFD26651
PLAT: 14831
ZONE: PUD

APPROVED
Plan Review
07/16/2026 9:22:03 AM
dsdchambers
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.

SITE DATA:

- 1) ZONING = PUD
- 2) TAX SCHEDULE NO. = 42204-04-033
- 3) LOT SQ. FT. = 10161.17
- 4) HOUSE SQ. FT. = 1349.62 (INCLUDES COVERED PORCH AND GARAGE)
- 5) COVERAGE = 13.28%
- 6) BUILDING HEIGHT = 24.6' (30' MAX.)

PROPERTY DESCRIPTION:

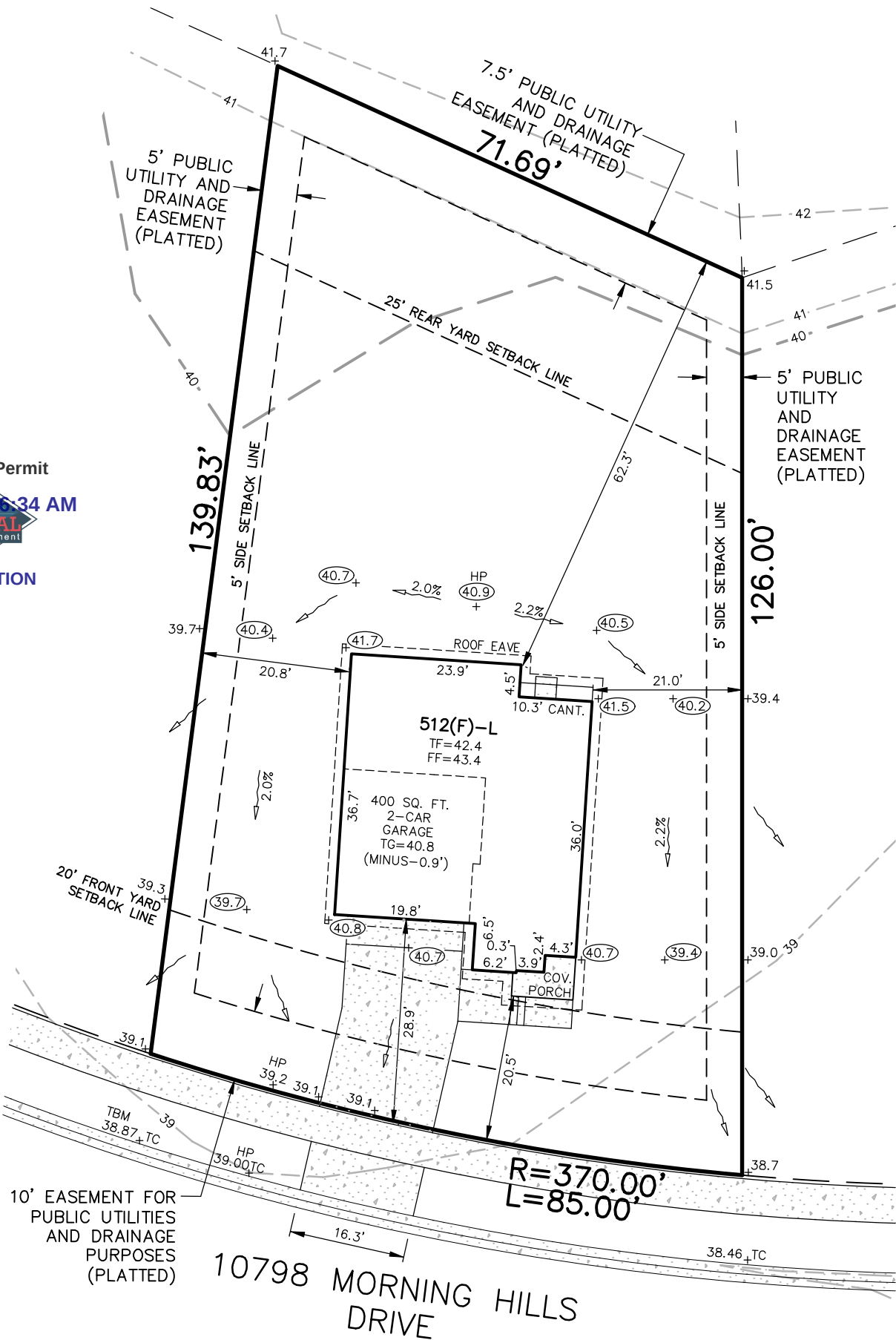
Lot 493, ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH (Reception No. 221714831, El Paso County, Colorado records), in El Paso County, Colorado.

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: _____



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLVATE 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.

Division 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.



PLANNING • SURVEYING

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3898 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

DWN BY: HFW

DATE: 6/24/2026

CK'D BY: DVH

REF. NO.: 10798MORNINGHILL

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER

08013

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 10798 MORNING HILLS DR, PEYTON

Parcel: 4220404033

Plan Track #: 214949 

Received: 07-Jul-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	576	
Lower Level 2	710	
Main Level	710	
Upper Level 1	991	
	2987	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

7/7/2026 8:46:51 AM

Floodplain

(N/A) RBD GIS

Construction

N/A
07/08/2026 12:57:26 PM
Pikes Peak
REGIONAL
Building Department
shelley
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/16/2026 9:23:31 AM
dsdchambers

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.



2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

EPC STORMWATER APPROVAL:

APPROVED

07/15/2026 11:23:26 AM

Erica Rylander

EPC Department of Public Works

**EL PASO COUNTY
MODIFICATION REQUEST FORM**

Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ 2623

This form is only for AESQCP modifications. This form should only be filled out and submitted when there is an existing active AESQCP. The Permit Holder listed in Part I must have an existing active AESQCP for the same Subdivision and Filing as the requested modifications (see ECM Appendix I.3).

Part I. Home Builder/Operator (Permit Holder)

Company	Empire Colorado Homes
Name of Responsible Individual	Jason Phillips
Title	Director of Construction

Part II. Project Information

Subdivision Name and Filing	Rolling Hills Ranch @ Meridian Ranch Fil. #2
-----------------------------	---

Part III. Permit Modification: Add Lots

Add lots to your existing AESQCP?

If yes, list the lot number(s) for all lots you would like to add to the existing AESQCP.
(e.g., Lots 1-10, 15, 21-25)

Yes	No
☒	☐

Lot 493 ✓	Lot 492 ✓
Lot 495 ✓	Lot 494 ✓
Lot 388-389 ✓	Lot 444-454 ✓
Lot 380-387 ✓	
Lot 378 ✓	
Lot 410-411 ✓	

Property Owner Information

Check the box next to the applicable Property Owner statement.

☒ The Property Owner is the same entity as listed in Part I. Home Builder/Operator

☐ The Property Owner is a different entity than listed in Part I. Home Builder/Operator

If the Home Builder/Operator is not the Property Owner of one or more lots being added to the existing AESQCP, please provide the Property Owner's information on Page 5 of this application.



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EL PASO COUNTY
MODIFICATION REQUEST FORM
Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ

Part IV. Permit Modification: Remove Lots

Remove lots from your existing AESQCP?

If yes, list the lot number(s) for all lots you would like to remove from the existing AESQCP.
(e.g., Lots 1-10, 15, 21-25)

All lots must meet the criteria outlined in ECM Section I.4.7 to be removed from the AESQCP.

Yes No



Request Permit Termination?

Permit Termination may only be requested when the final lot covered by the AESQCP is removed. An AESQCP may remain open without active lots only if the Permit Holder anticipates additional lot purchases in the same subdivision and filing within 30 days.

Yes No





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EL PASO COUNTY
MODIFICATION REQUEST FORM
Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ

REQUIRED SUBMISSIONS

See ECM Appendix I for the documentation required to be submitted, reviewed, and approved in conjunction with this Stormwater Permit Form.

RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, or persons acting on behalf of the Permit Holder, from any cause. The Permit Holder shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, and persons acting on behalf of the Permit Holder, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The Permit Holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the Board of County Commissioners (BoCC) and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, persons acting in behalf of the Permit Holder and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The Permit Holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the Permit Holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the Permit Holder, persons employed by the Permit Holder, or persons acting in behalf of the Permit Holder.



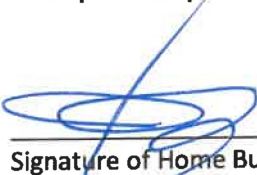
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EL PASO COUNTY
MODIFICATION REQUEST FORM
Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ

APPLICATION AND PERMIT CERTIFICATION – PERMIT HOLDER

We, as the Permit Holder, hereby certify that this application is correct and complete as per the requirements presented in the El Paso County Engineering Criteria Manual (ECM) and Drainage Criteria Manual (DCM) Volume 2. We, as the Permit Holder, have read and will comply with all of the requirements of the submitted Stormwater Management Plan (SWMP), Grading & Erosion Control (GEC) Plan, and any other documents specifying construction control measures to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the approved plans are an enforceable part of the AESQCP. We further understand that we are to comply with all requirements set forth by the ECM and DCM Volume 2. We understand that the permitted area is that which is shown as the Limits of Disturbance on the approved GEC Plans and any subsequently approved AESQCP Modification Request Form. We further understand all necessary construction control measures are to be installed in accordance with the SWMP, GEC Plan, ECM, and DCM Volume 2 before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We understand that the construction control measures are to be maintained on the site and be modified as necessary to protect stormwater quality as the project progresses. We understand that, prior to the sale or transfer of control of the lot to a private homeowner, we are responsible for installing adequate construction control measures and informing the private homeowner of their responsibility to maintain the construction control measures until Final Stabilization is achieved, in accordance with ECM Section I.4.7 and ECM Section I.4.8. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BoCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Responsibility for Damage section above.



Signature of Home Builder/Operator (Permit Holder)

7.9.2026

Date

Jason Phillips

Print Name of Home Builder/Operator (Permit Holder)



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EL PASO COUNTY
MODIFICATION REQUEST FORM
Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ

For all new lots to be added to the existing AESQCP that are not owned by the Home Builder/Operator, provide the Property Owner's information in Table 1 below.

Table 1. Property Owner Information for New Lots Being Added to an Existing AESQCP

Lot Number	Property Owner Name	Current Mailing Address	Phone Number	Email Address