

1356 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{59.9(2) + 59.7(4)}{6} = 59.8$
 BUILDING HEIGHT = 22.6 + (TF - AFG) =
 BUILDING HEIGHT = 22.6 + (60.6 - 59.8) = 23.4

SFD26337
 PUD
 PLAT - 15140



APPROVED
 Plan Review
 04/15/2026 1:24:56 PM
 dsdmas
 EPC Planning & Community
 Development Department

APPROVED
 BESQCP
 04/15/2026 1:25:16 PM
 dsdmas
 EPC Planning & Community
 Development Department

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.

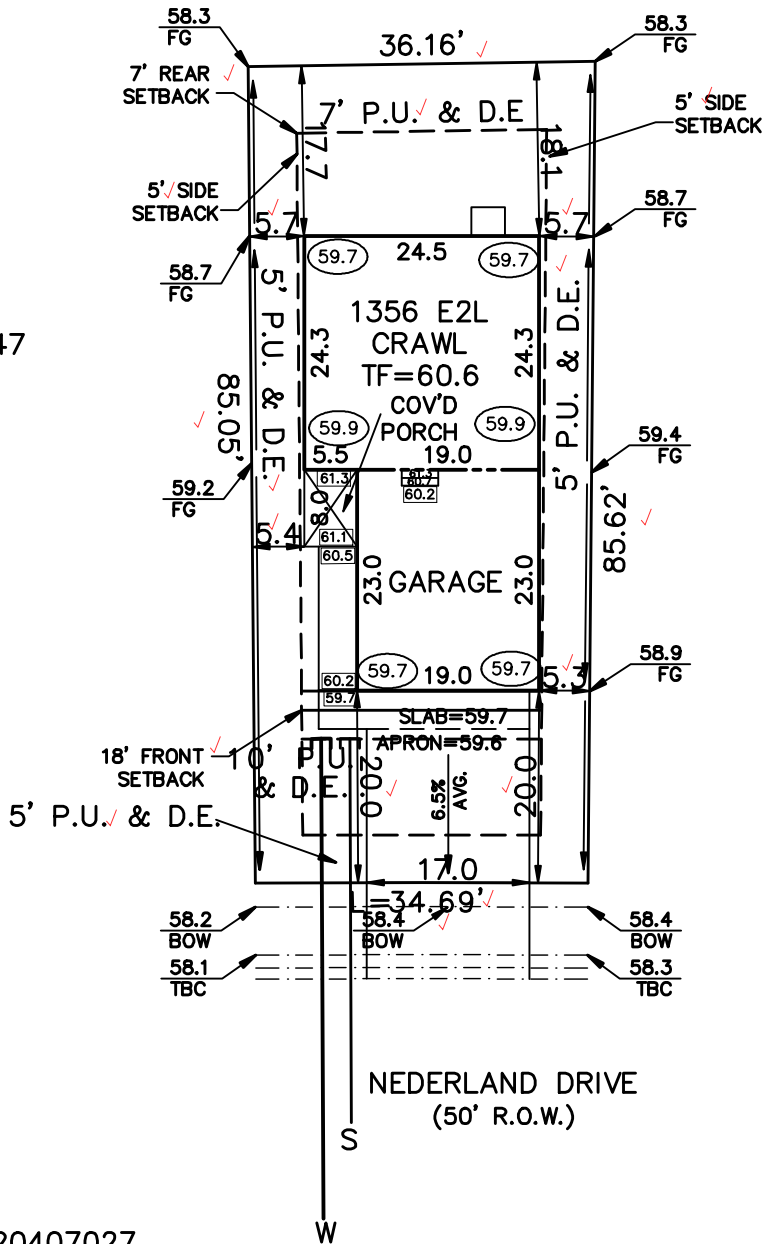
Division of blockage of any drainage way
 is not permitted without approval of the
 Planning & Community Development Department

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

Released for Permit
 04/10/2026 2:09:51 PM
 REGIONAL
 Building Department
 brent
 ENUMERATION

LOT 147

LOT 149



SCHEDULE No. 4220407027

WARNING! 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.	SITE DATA LOT SQ. FT. = 3021 HOUSE SQ. FT. = 1077 COVERAGE = 35.7% BLDG. HEIGHT = 23.4	PLOT PLAN		
	LEGAL DESCRIPTION LOT 148 The Sanctuary Filing No. 1 at Meridian Ranch EL PASO COUNTY, COLORADO			
ASPEN LAND CONSULTANTS, LLC 11670 SILVER CHARM WAY COLORADO SPRINGS, COLORADO 80921		ADDRESS 13535 NEDERLAND DRIVE		
		SCALE: ...1"=20' DRAWN BY: TAP	TITLE CO. FILE NO. S1MR-148	DATE 11-04-25
		DRAWING NAME S1MR-148		PROJECT NO.

SITE



2023 PPRBC
2021 IECC Amended

Address: 13535 NEDERLAND DR, PEYTON

Parcel: 4220407027

Plan Track #: 212018 

Received: 10-Apr-2026 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	654	
Lower Level 2	533	
Main Level	596	
Upper Level 1	760	
	2543	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

4/10/2026 2:10:15 PM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/15/2026 1:26:43 PM

dsdmaes

**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.