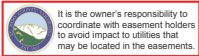




SFD26674
PLAT - 15140
PUD

Released for Permit
07/21/2026 2:25:25 PM
REGIONAL Building Department
amy
ENUMERATION

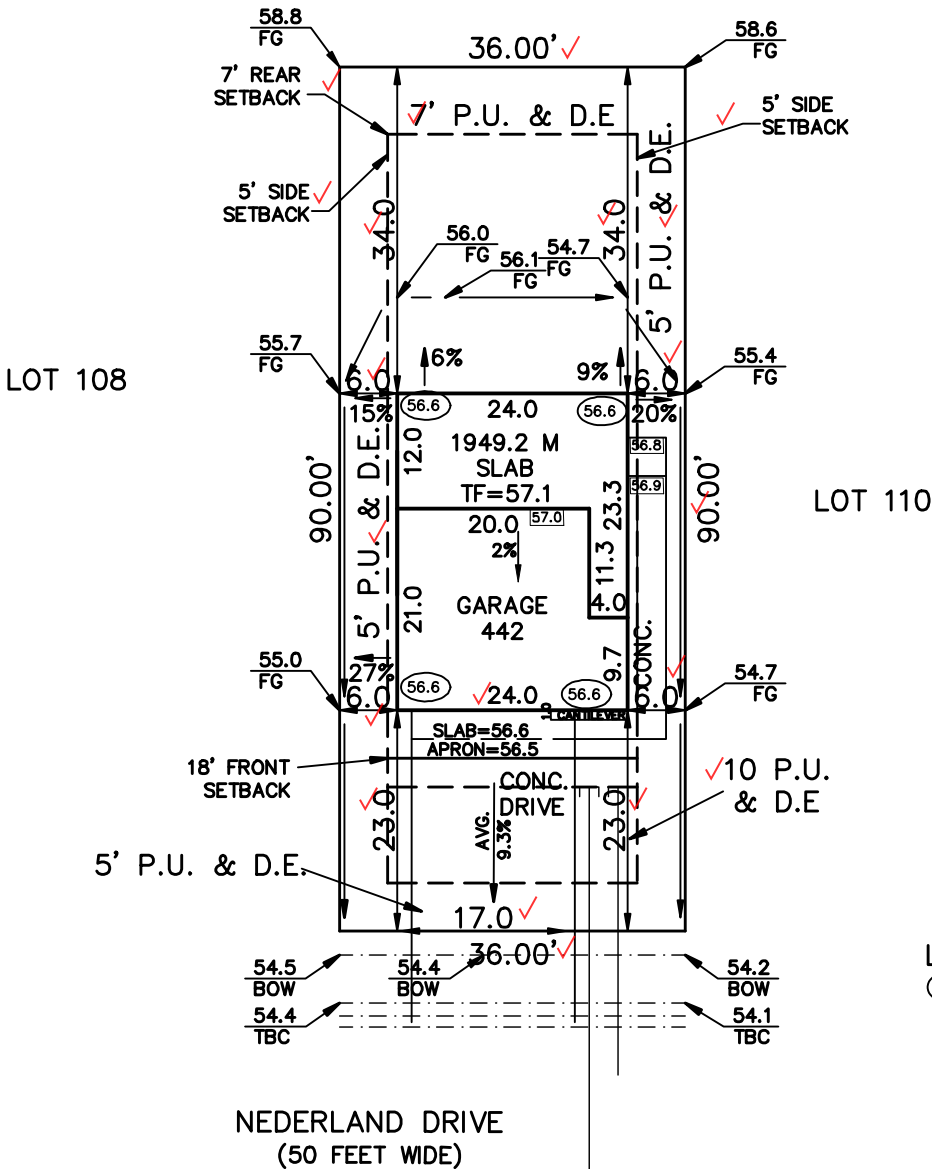
APPROVED
Plan Review
07/22/2025 2:38:10 PM
Jsdhills
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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 rules 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.

This property is located in a Wildland Urban Interface Area and is subject to Appendix E, Wildfire Resiliency Requirements, of the El Paso County Land Development Code. This property is located in a:
☐ Low Fire Intensity Classification and is subject to Class I requirements
☒ Moderate or High Fire Intensity Classification and is subject to Class I and Class II requirements

1949.2 M ELEVATION
AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{(56.6)(4)}{4} = 56.6$
BUILDING HEIGHT = 27.7 + (TF - AFG) =
BUILDING HEIGHT = 27.7 + (57.1 - 56.6) = 28.2



LEGEND
(00.0) FINISH GRADE
(00.0) CONC. GRADE

FLAT WORK:
4" DRIVEWAY 434 SF
6" DRIVEWAY SF
4" SIDEWALK 95 SF
6" SIDEWALK 85 SF
PATIO SF
WALK 102 SF
PORCH 16 SF

ZONING PUD
SCHEDULE No. 4220406030 ✓

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. = 3240 ✓
HOUSE SQ. FT. = 800 ✓
COVERAGE = 24.7% ✓
BLDG. HEIGHT = 28.2

MINIMUM SETBACKS ✓

FRONT HOME 18' CORNER 15'
REAR 7' SIDE 5'

SCALE: ...1"=20'

DRAWN BY: TAP

ASPEN LAND CONSULTANTS, LLC
11670 SILVER CHARM WAY
COLORADO SPRINGS, COLORADO 80921

(IN FEET)
1 inch = 20 ft.



PLOT PLAN

LEGAL DESCRIPTION

LOT 109 ✓
The Sanctuary Filing No. 1 at Meridian Ranch ✓
EL PASO COUNTY, COLORADO

ADDRESS

13674 NEDERLAND DRIVE ✓

PREPARED FOR
CHALLENGER
HOMES

TITLE CO. FILE NO.

DRAWING NAME

SMR1-109

DATE

07-16-26

PROJECT NO.

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 13674 NEDERLAND DR, PEYTON

Parcel: 4220406030

Plan Track #: 215341

Received: 21-Jul-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	418	
Main Level	349	
Upper Level 1	1600	
	2367	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

7/21/2026 2:25:39 PM

Floodplain

(N/A) RBD GIS

Construction

N/A
07/22/2026 12:47:12 PM
REGIONAL
Building Department
shelley
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/22/2026 4:02:12 PM

dsd hills
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.