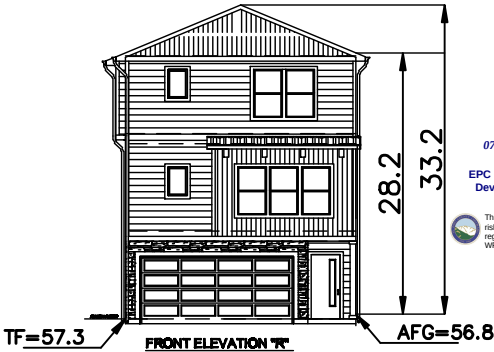




SFD26676

APPROVED
Plan Review
07/23/2026 8:17:21 AM
dsdyounger
EPC Planning & Community
Development Department



This parcel is in a low-to-medium intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.



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



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 rules or 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.

Released for Permit

07/21/2026 2:24:14 PM

REGIONAL
Building Department
amy
ENUMERATION



1727.2 R ELEVATION

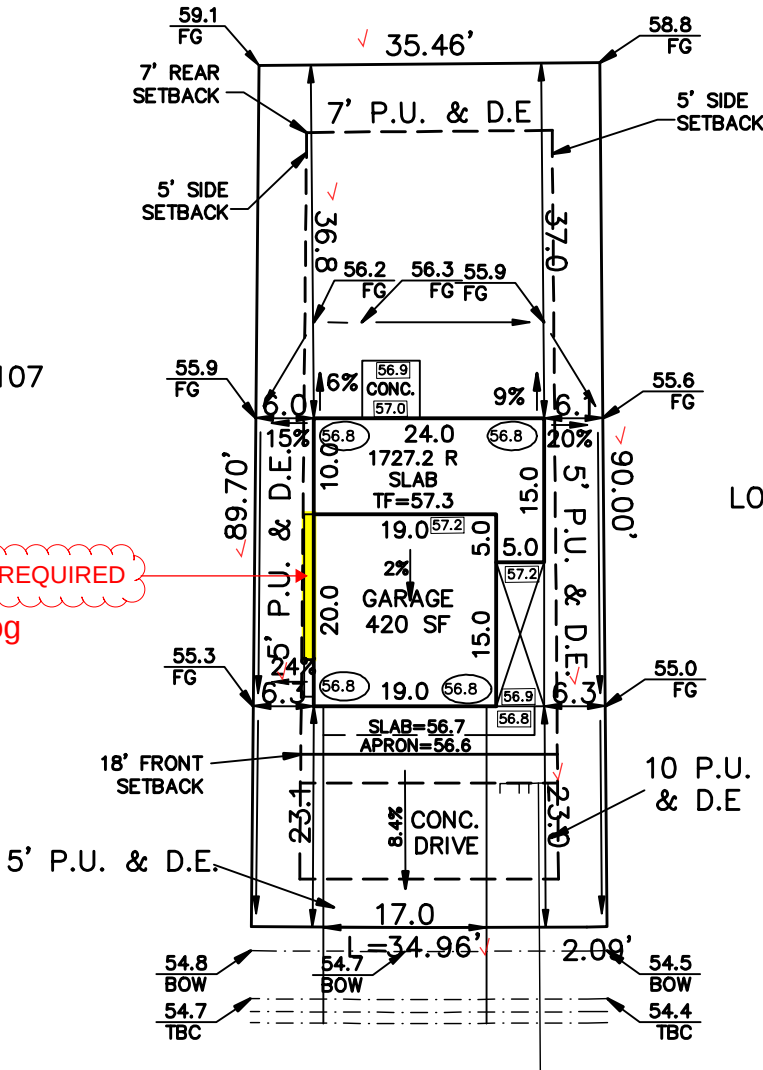
AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(56.8)(4)}{(4)} = 56.8$

BUILDING HEIGHT = 27.7 + (TF - AFG) =
BUILDING HEIGHT = 27.7 + (57.3 - 56.8) = 28.2

LOT 107

LOT 109

EAVE PROTECTION REQUIRED
@ 3rd floor jog



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

FLAT WORK:
4" DRIVEWAY 434 SF
6" DRIVEWAY SF
4" SIDEWALK 90 SF
6" SIDEWALK 85 SF
PATIO 64 SF
WALK 14 SF
PORCH 75 SF

PLAT 15140

ZONING PUD ✓

SCHEDULE No. 4220406029 ✓

NEDERLAND DRIVE
(50 FEET WIDE)

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. = 3259 ✓
HOUSE SQ. FT. = 739 ✓
COVERAGE = 22.7% ✓
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 108 ✓
The Sanctuary Filing No. 1 at Meridian Ranch ✓
EL PASO COUNTY, COLORADO

ADDRESS

13664 NEDERLAND DRIVE ✓

PREPARED FOR
CHALLENGER
HOMES

TITLE CO. FILE NO.
DRAWING NAME
SMR1-108

DATE
07-10-26
PROJECT NO.

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 13664 NEDERLAND DR, PEYTON

Parcel: 4220406029

Plan Track #: 215340

Received: 21-Jul-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	353	
Main Level	268	
Upper Level 1	1459	
	2080	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

7/21/2026 2:24:28 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

07/22/2026 12:42:47 PM



CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/23/2026 8:18:29 AM

dsdyounger

**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.**