



SFD26686
PUD
PLAT - 14944

ASQ 2667



2657.2 8 ELEVATION
AVERAGE FINISH GRADE = (AFG)
AFG = $17.6 + 17.3(6) = 17.3$
(7)
BUILDING HEIGHT = $19.3 + (TF - AFG) =$
BUILDING HEIGHT = $19.3 + (18.1 - 17.3) = 20.1$



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.



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

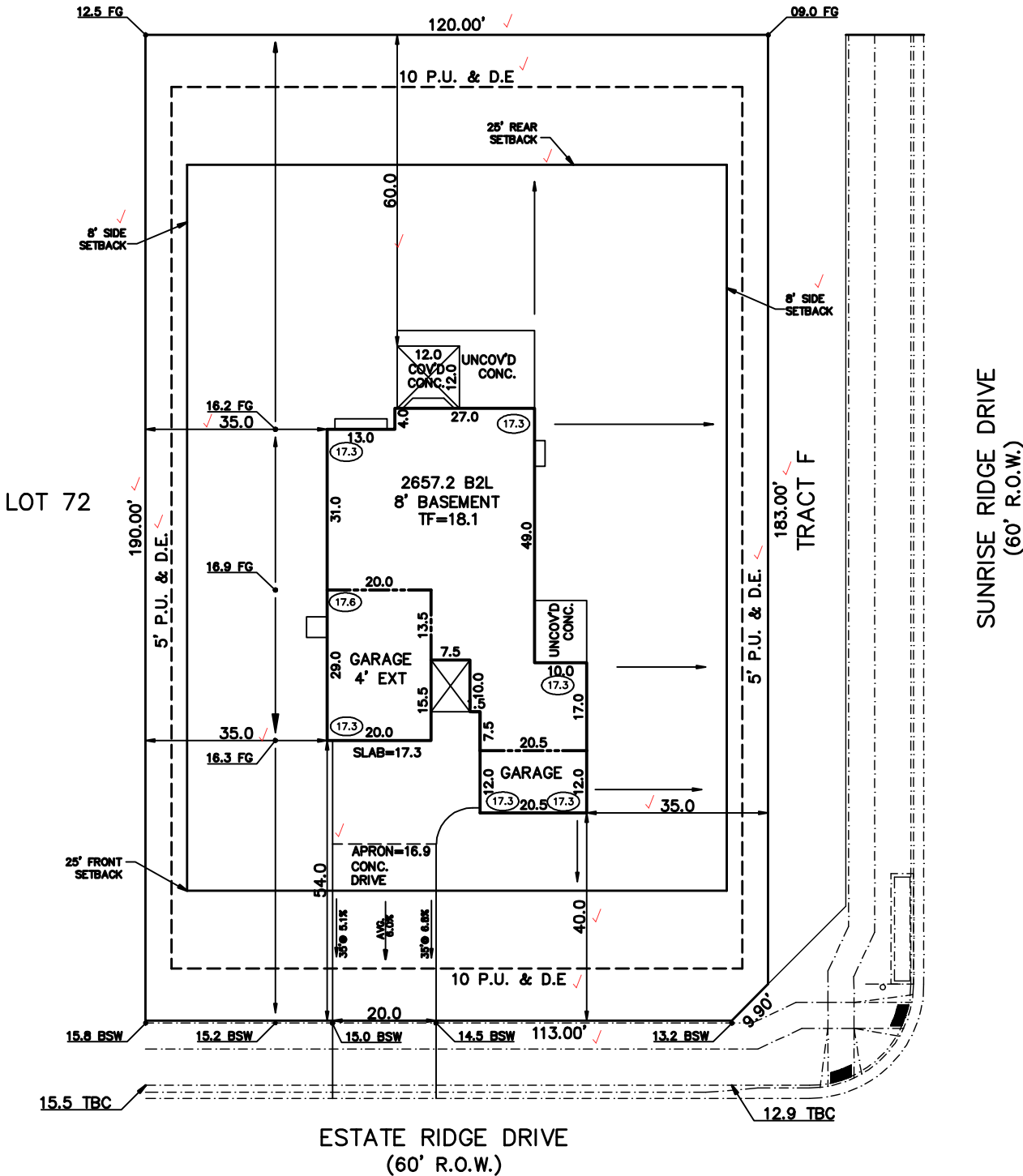
APPROVED
Plan Review
07/27/2026 8:30:41 AM
dsdmas
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE 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.
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

Released for Permit

07/22/2026 2:09:44 PM
REGIONAL
Building Department
any
ENUMERATION



SCHEDULE No. 4220201043

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.= 22775
HOUSE SQ. FT.= 3067
COVERAGE = 13.5%
BLDG. HEIGHT = 20.1

PLOT PLAN

LEGAL DESCRIPTION

LOT 73
The Estates at Rolling Hills Ranch Filing No. 2
EL PASO COUNTY, COLORADO

ADDRESS

11203 ESTATE RIDGE DRIVE

SCALE: ...1"=30'
DRAWN BY: TAP

TITLE CO. FILE NO.

DATE

07-16-26

DRAWING NAME

PROJECT NO.

ERH2-73

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 11203 ESTATE RIDGE DR, PEYTON

Parcel: 4220201043

Plan Track #: 215365

Received: 22-Jul-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	913	
Lower Level 2	1996	
Main Level	2034	
	4943	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

7/22/2026 2:10:04 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
07/22/2026 3:22:07 PM



Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/27/2026 8:33:20 AM

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.**