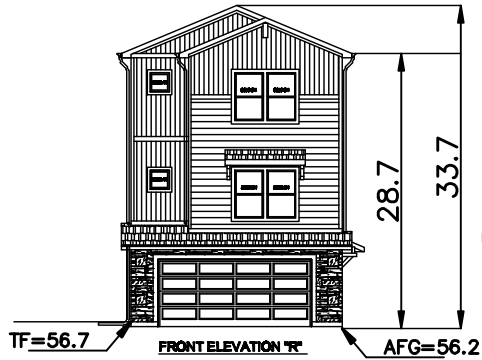




SFD26675

APPROVED
Plan Review
07/23/2026 7:58:52 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 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 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 stockpiles of any drainage way is not permitted without approval of the Planning & Community Development Department.

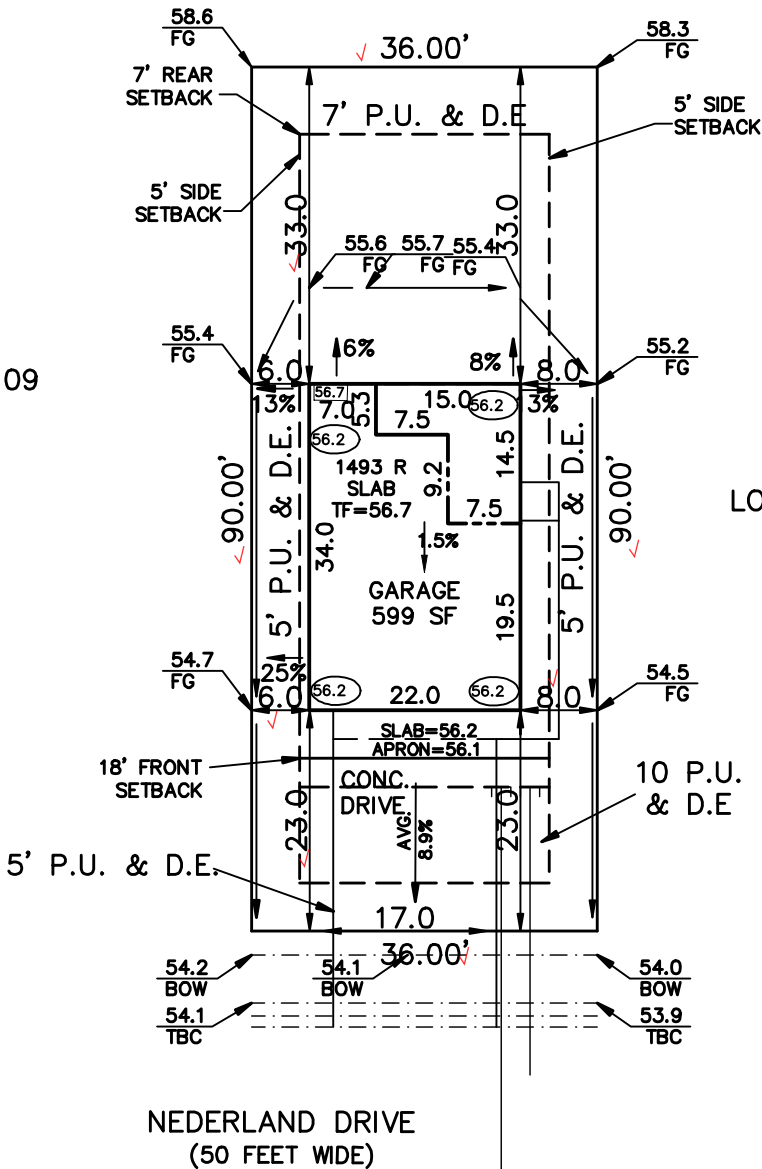
Released for Permit
07/21/2026 2:27:52 PM
REGIONAL
Building Department
amy
ENUMERATION



1493 R ELEVATION
AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{(56.2)(4)}{(4)} = 56.2$
BUILDING HEIGHT = 28.2 + (TF - AFG) =
BUILDING HEIGHT = 28.2 + (56.7 - 56.2) = 28.7

LOT 109

LOT 111



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 97 SF
PORCH 16 SF

ZONING PUD ✓
SCHEDULE No. 4220406031 ✓

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.= 748 ✓
COVERAGE = 23.1% ✓
BLDG. HEIGHT = 28.7 ✓

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 110 ✓
The Sanctuary Filing No. 1 at Meridian Ranch ✓
EL PASO COUNTY, COLORADO

ADDRESS

13684 NEDERLAND DRIVE ✓

PREPARED FOR
CHALLENGER
HOMES

TITLE CO. FILE NO.
DRAWING NAME
SMR1-110

DATE
07-10-26
PROJECT NO.

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 13684 NEDERLAND DR, PEYTON

Parcel: 4220406031

Plan Track #: 215343

Received: 21-Jul-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	571	
Main Level	109	
Upper Level 1	1384	
	2064	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

7/21/2026 2:28:46 PM

Floodplain

(N/A) RBD GIS

Construction

N/A
07/22/2026 12:49:18 PM
REGIONAL
Building Department
shelley
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/23/2026 8:01:06 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.**