



**TRALON  
HOMES**

LOT 19 ✓

SCHEDULE NUMBER 4220403123 ✓

<b>REVISIONS:</b>
05.28.26 - ADD SIDE EASEMENT LABELS. KP

**SFD26474  
ASQ267  
PLAT 15140  
PUD**

**APPROVED  
Plan Review**  
05/29/2026 12:20:06 PM  
dsdhills  
EPC 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.

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 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



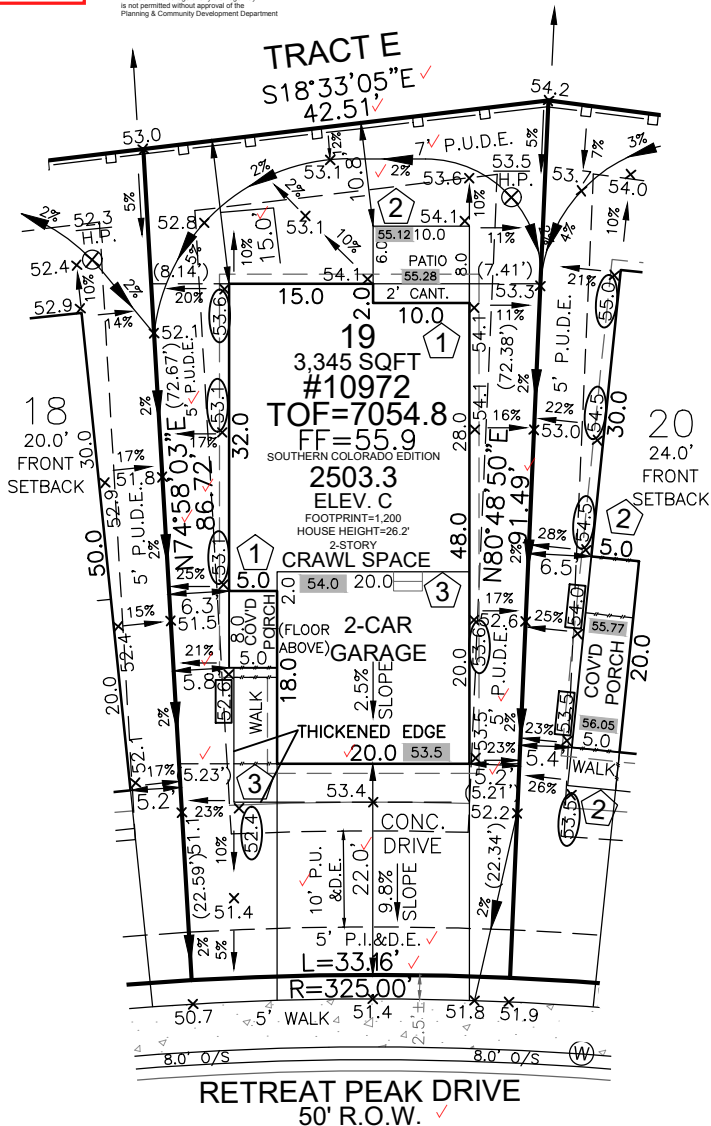
HAYLEY YOUNG, P.E.  
DATE: 05.28.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.  
DATE: 05.28.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



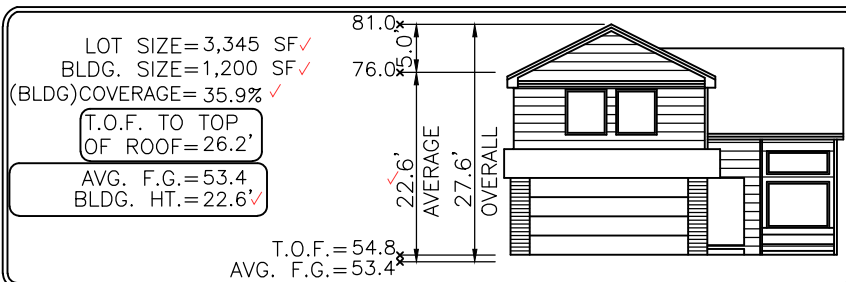
**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 54.8
- GARAGE SLAB = 53.5
- GRADE BEAM = 20"
- (54.8 - 53.5 = 01.3 \* 12 = 16" + 4" = 20")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 26"

**LEGEND**

LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
(XX.X)	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 852 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 493 SF  
COVERAGE=57.9 %



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

Released for Permit  
05/28/2026 2:10:06 PM  
REGIONAL Building Department  
amy  
ENUMERATION



0 20 40  
SCALE: 1"=20'

MODEL OPTIONS: 2503.3-C/2-CAR/CRAWL SPACE

SUBDIVISION: THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH ✓

COUNTY: EL PASO

05.28.26 / RIGHT / NAIL TO NAIL=75.00'  
Front 10': N=18928.2932 E=15296.6287  
Rear 15': N=18913.0778 E=15223.1883

ADDRESS: 10972 RETREAT PEAK DRIVE ✓

**GENERAL NOTES:**

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 08.07.24

**MINIMUM SETBACKS:**

- FRONT: 18' ✓
- REAR: 7' ✓
- CORNER: 15' ✓
- SIDE: 5.0' ✓

DRAWN BY: KP

DATE: 05.28.26



6841 South Yosemite Street #100  
Centennial, CO 80112 USA  
Phone: (303) 850-0559  
Fax: (303) 850-0711  
E-mail: info@bjsurveying.net

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 10972 RETREAT PEAK DR, PEYTON

Parcel: 4220403123

Plan Track #: 213666 

Received: 28-May-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	379	
Lower Level 2	741	
Main Level	698	
Upper Level 1	1121	
	2939	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**5/28/2026 2:10:22 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

Released for Permit  
**05/28/2026 2:18:09 PM**



**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**05/29/2026 12:21:51 PM**



**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.



2880 International Circle, Suite 110  
 Colorado Springs, CO 80910  
 Phone: 719-520-6300  
 Email: Stormwater@elpasoco.com  
[publicworks.elpasoco.com/stormwater/](http://publicworks.elpasoco.com/stormwater/)

EPC STORMWATER APPROVAL:

<p><b>APPROVED</b></p> <p>✓ 05/22/2026 12:47:35 PM</p> <p><i>Glenn Reese</i></p> <p>EPC Department of Public Works</p>
--

**EL PASO COUNTY**  
**STORMWATER PERMIT FORM**  
**Associate Erosion and Stormwater Quality Control Permit (AESQCP)**

Stormwater Permit Number: ASQ267 ✓

This form initially acts as the permit application. Only once this form has been signed & approved, all other required documents have been submitted & approved, and the Notice to Proceed has been issued, does this form become an active permit. The AESQCP is for single-family residential home construction within a Larger Common Plan of Development (see ECM Appendix I.3).

<b>Part I. Home Builder/Operator (Permit Holder)</b>	
Company	Tralon Homes LLC
Name of Responsible Individual	Jeff Mark
Title	VP
Physical Address (not PO Box)	
Street Number and Street Name	212 N. Wahsatch Ave Suite 201
City, State, Zip Code	Colorado Springs, CO 80903
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	719 635 3200
Phone Number - Cell	
Email Address	jmark@landhuisco.com

<b>Part II. Property Owner</b>
<i>Check the box next to the applicable Property Owner statement.</i>
<input checked="" type="checkbox"/> The Property Owner is the same entity as listed in Part I. Home Builder/Operator <input type="checkbox"/> The Property Owner is a different entity than listed in Part I. Home Builder/Operator <i>If the Home Builder/Operator is not the Property Owner of one or more lots, please provide the Property Owner's information in Table 1 on Page 5 of this application.</i>

<b>Part III. Qualified Stormwater Manager (QSM)*</b>	
Company/Organization	Chavez Consulting, Inc
Name	John Chavez
Phone Number - Office	719 251 5580
Phone Number - Cell	
Email Address	johnchavez@chavezconsultinginc.com

\*This section can be left blank through Stormwater Permit Application review but must be filled in no later than at the Pre-Construction Meeting.



2880 International Circle, Suite 110  
 Colorado Springs, CO 80910  
 Phone: 719-520-6300  
 Email: Stormwater@elpasoco.com  
[publicworks.elpasoco.com/stormwater/](http://publicworks.elpasoco.com/stormwater/)

**EL PASO COUNTY**  
**STORMWATER PERMIT FORM**  
**Associate Erosion and Stormwater Quality Control Permit (AESQCP)**

Stormwater Permit Number: ASQ267 ✓

<b>Part IV. Project Information</b>	
Subdivision Name and Filing Number	The Sanctuary Fil No 1 at Meridian Ranch
Street Address and Lot Number*	13614 13644 Nederland Dr. lots 103 through 106 10862 10992 Retreat Peak Dr, lots 8 through 21 ✓ 13659 13509 Estes Ridge Dr, lots 193 through 207 13510 13511 Rico Ridge Dr, lots 208 through 257 13526 13656 Manzanola Dr, lots 258 271
Schedule <i>input estimated month (or season) and year</i>	Start of Construction: 5/13/2026 Completion of Construction: 1/1/2028

\*Following issuance of this AESQCP, additional lots purchased by the Permit Holder, within the Subdivision and Filing identified above, may be added to this AESQCP by submitting an AESQCP Modification Request Form.



2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
Phone: 719-520-6300  
Email: Stormwater@elpasoco.com  
[publicworks.elpasoco.com/stormwater/](http://publicworks.elpasoco.com/stormwater/)

## EL PASO COUNTY STORMWATER PERMIT FORM

### Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ267 ✓

#### REQUIRED SUBMISSIONS

See ECM Appendix I for the documentation required to be submitted, reviewed, and approved in conjunction with this Stormwater Permit Form.

#### RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, or persons acting on behalf of the Permit Holder, from any cause. The Permit Holder shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, and persons acting on behalf of the Permit Holder, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The Permit Holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the Board of County Commissioners (BoCC) and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, persons acting in behalf of the Permit Holder and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The Permit Holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the Permit Holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the Permit Holder, persons employed by the Permit Holder, or persons acting in behalf of the Permit Holder.



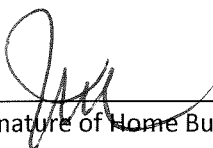
2880 International Circle, Suite 110  
 Colorado Springs, CO 80910  
 Phone: 719-520-6300  
 Email: Stormwater@elpasoco.com  
[publicworks.elpasoco.com/stormwater/](http://publicworks.elpasoco.com/stormwater/)

**EL PASO COUNTY**  
**STORMWATER PERMIT FORM**  
**Associate Erosion and Stormwater Quality Control Permit (AESQCP)**

Stormwater Permit Number: ASQ267 ✓

**APPLICATION AND PERMIT CERTIFICATION – PERMIT HOLDER**

We, as the Permit Holder, hereby certify that this application is correct and complete as per the requirements presented in the El Paso County Engineering Criteria Manual (ECM) and Drainage Criteria Manual (DCM) Volume 2. We, as the Permit Holder, have read and will comply with all of the requirements of the submitted Stormwater Management Plan (SWMP), Grading & Erosion Control (GEC) Plan, and any other documents specifying construction control measures to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the approved plans are an enforceable part of the Stormwater Permit. We further understand that we are to comply with all requirements set forth by the ECM and DCM Volume 2. We understand that the permitted area is that which is shown as the Limits of Disturbance on the approved GEC Plans and any subsequently approved AESQCP Modification Request Form. We further understand all necessary construction control measures are to be installed in accordance with the SWMP, GEC Plan, ECM, and DCM Volume 2 before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We understand that the construction control measures are to be maintained on the site and be modified as necessary to protect stormwater quality as the project progresses. We understand that, prior to the sale or transfer of control of the lot to a private homeowner, we are responsible for installing adequate construction control measures and informing the private homeowner of their responsibility to maintain the construction control measures until Final Stabilization is achieved, in accordance with ECM Section I.4.7 and ECM Section I.4.8. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BoCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Responsibility for Damage section above.

  
 Signature of Home Builder/Operator (Permit Holder)

5/11/26 ✓  
 Date

Tralen Hemes ✓  
 Print Name of Home Builder/Operator (Permit Holder)



2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
Phone: 719-520-6300  
Email: [Stormwater@elpasoco.com](mailto:Stormwater@elpasoco.com)  
[publicworks.elpasoco.com/stormwater/](http://publicworks.elpasoco.com/stormwater/)

**EL PASO COUNTY**  
**STORMWATER PERMIT FORM**  
**Associate Erosion and Stormwater Quality Control Permit (AESQCP)**

**Stormwater Permit Number:** ASQ267 ✓

For all lots to be covered by the AESQCP that are not owned by the Home Builder/Operator, provide the Property Owner's information in Table 1 below.

**Table 1. Property Owner Information**

Lot Number	Property Owner Name	Current Mailing Address	Phone Number	Email Address