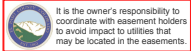




1949.2 F ELEVATION
AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(53.3)(4)}{4} = 53.3$
BUILDING HEIGHT = 28.6 + (TF - AFG) =
BUILDING HEIGHT = 28.6 + (53.8 - 53.3) = 29.1

SFD26681
PLAT-15140
PUD

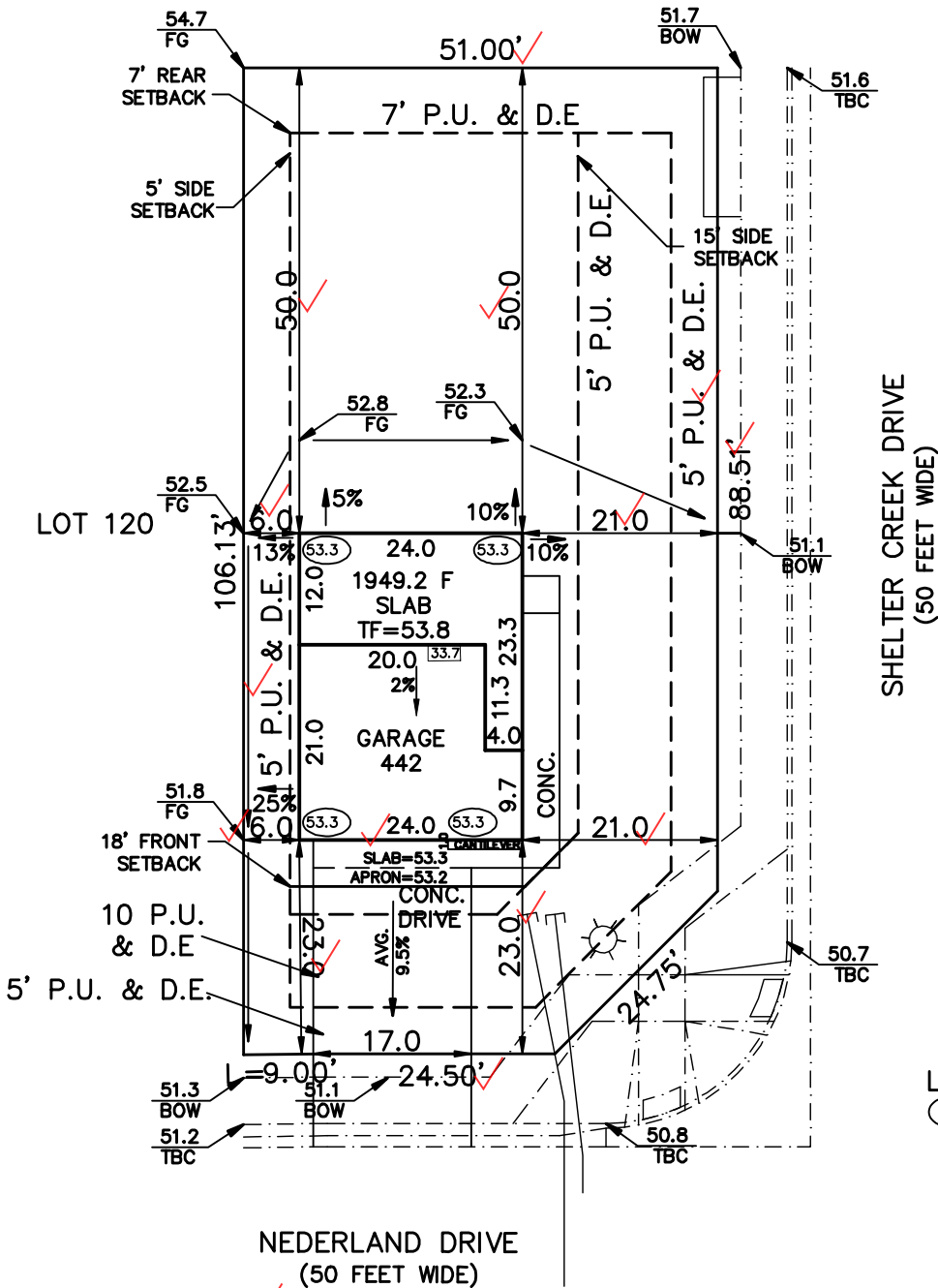
APPROVED
Plan Review
07/23/2026 12:45:38 PM
dshills
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT WAIVE 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 record plan.
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a lot.
Consent of discharge of any drainage may not be permitted without approval of the Planning & Community Development Department.

Released for Permit

07/21/2026 2:29:46 PM
REGIONAL
Building Department
amy
ENUMERATION



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

FLAT WORK:
4" DRIVEWAY 433 SF
6" DRIVEWAY SF
4" SIDEWALK 805 SF
6" SIDEWALK 85 SF
PATIO SF
WALK 126 SF
PORCH 16 SF

ZONING PUD 4220105029
SCHEDULE No. 4220405029

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. = 5254 HOUSE SQ. FT. = 800 COVERAGE = 15.2% BLDG. HEIGHT = 29.1	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 121
The Sanctuary Filing No. 1 at Meridian Ranch
EL PASO COUNTY, COLORADO

ADDRESS
13794 NEDERLAND DRIVE

PREPARED FOR
CHALLENGER
HOMES

TITLE CO. FILE NO.
DRAWING NAME
SMR1-121

DATE
07-16-26
PROJECT NO.

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 13794 NEDERLAND DR, PEYTON

Parcel: 4220105029

Plan Track #: 215344

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 2:30:15 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

07/22/2026 12:51:55 PM

REGIONAL
Building Department
shelley
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/23/2026 11:54:28 AM

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.