

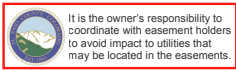
SFD25597
PLAT 15216
PUD



LOT 82

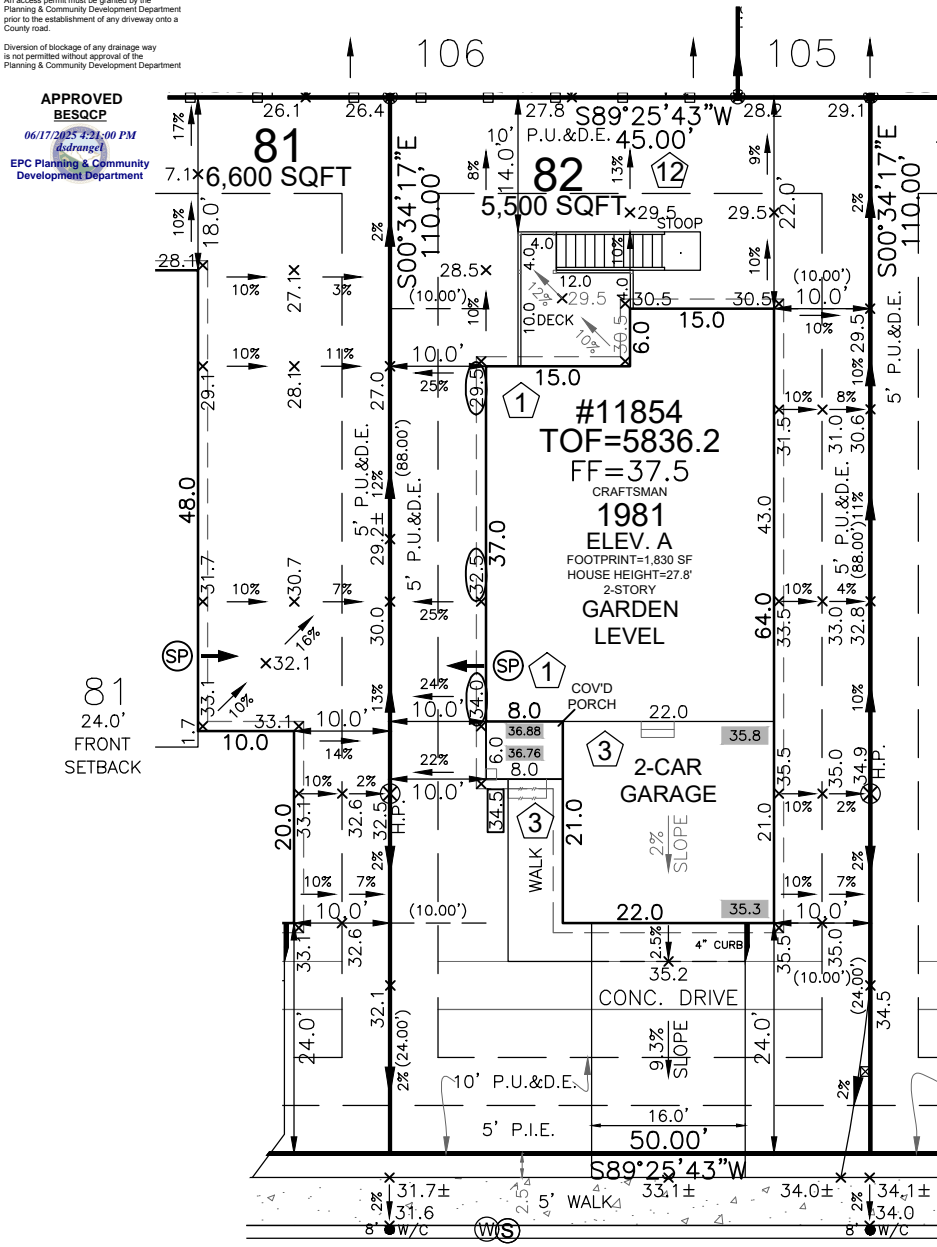
SCHEDULE NUMBER 5524117004

APPROVED
Plan Review
06/17/2025 4:20:50 PM
dsdrangel
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBTAIN 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

PLOT PLAN



HAYLEY YOUNG, P.E.
DATE: 06.12.25
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: 06.12.25
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:

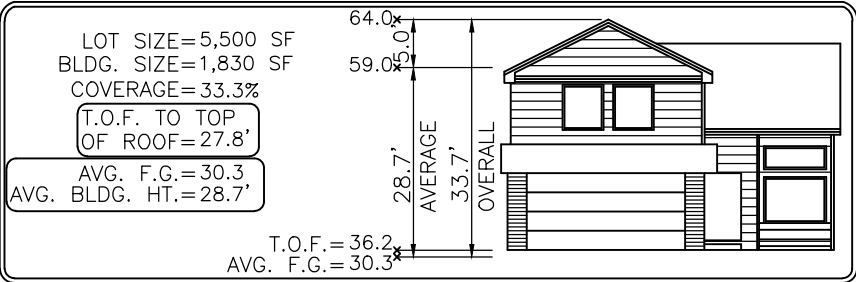
- TOF = 36.2
- GARAGE SLAB = 35.3
- GRADE BEAM = 15"
(36.2 - 35.3 = 00.9 * 12 = 11" + 4" = 15")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- POUR 4" CURB ALONG SIDE OF DRIVE
TO PROVIDE POSITIVE DRAINAGE

LEGEND

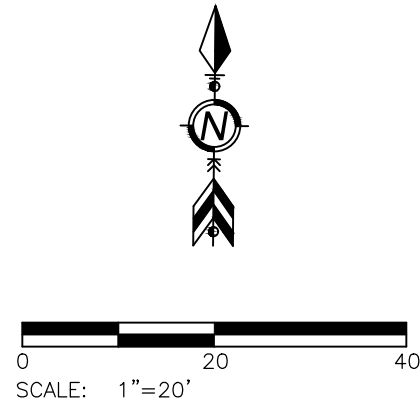
LOWERED FINISH GRADE:

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX") CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,000 SF
DRIVE COVERAGE IN
FRONT SETBACK= 320 SF
COVERAGE=32.0 %



Released for Permit
06/17/2025 3:09:23 PM
brent
ENUMERATION



MODEL OPTIONS: 1981-A/CRAFTSMAN/2-CAR/GARDEN LEVEL/8' BSMT

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 11854 LOST PEAK LANE

MINIMUM SETBACKS:

FRONT: 15' SIDE: 5'
GARAGE: 20'
REAR: 10'
CORNER: 10'

DRAWN BY: MH

DATE: 06.12.25



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

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: 11.29.23

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5524117004

Address: 11854 LOST PEAK LN, COLORADO SPRINGS

Plan Track #: 202816  **Received: 17-Jun-2025 (BRENT)**

Description:

RESIDENCE

Type of Unit:

| | | |
|---------------|------|-------------------|
| Garage | 462 | |
| Lower Level 2 | 1817 | |
| Main Level | 1200 | |
| Upper Level 1 | 781 | |
| | 4260 | Total Square Feet |

Required PPRBD Departments (2)

| Enumeration | Floodplain |
|----------------------------------------------------------------|----------------------|
| APPROVED BRENT 6/17/2025 3:09:44 PM | (N/A) RBD GIS |

Required Outside Departments (1)

| County Zoning |
|-------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED Plan Review <i>06/17/2025 4:21:18 PM</i> <i>dsdrangel</i> 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.