

SFD25597
 PLAT 15216
 PUD



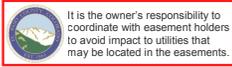
LOT 82

SCHEDULE NUMBER 5524117004

**APPROVED
 Plan Review**

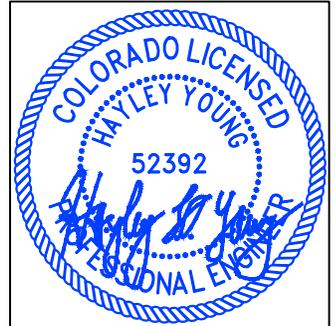
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 dsdrangel

EPC Planning & Community
 Development Department

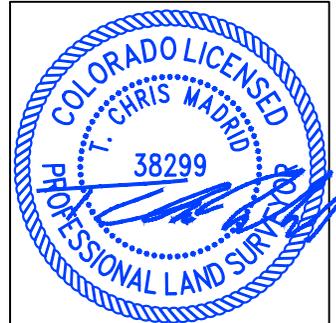


PLOT PLAN

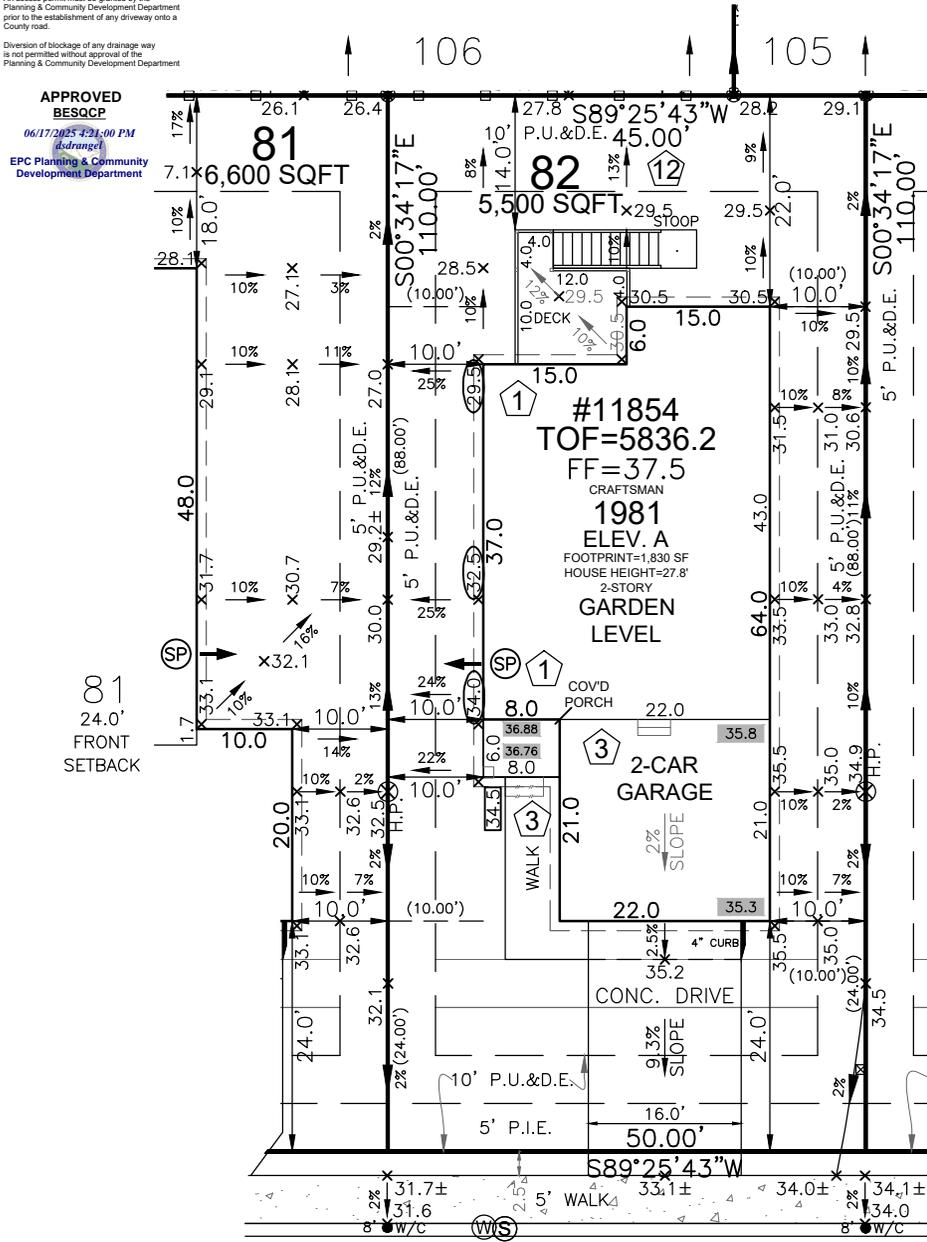
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION
 Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
 An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
 Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



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.



83
 VACANT

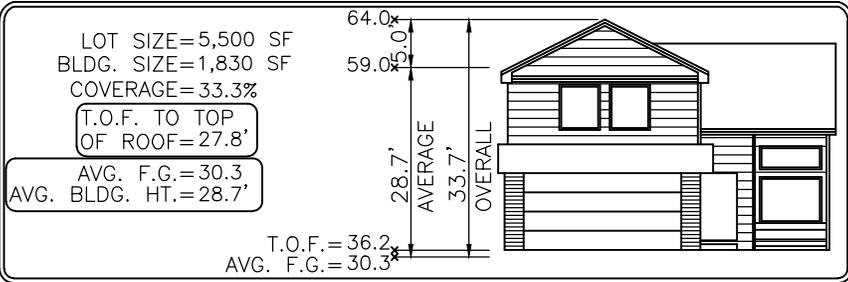
SITE SPECIFIC PLOT PLAN NOTES:

- 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

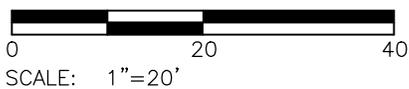
LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION

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



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

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

06.12.25 / RIGHT / NAIL TO NAIL=94.00'
 Front 15': N=21883.2134 E=30734.0954
 Rear 15': N=21977.2087 E=30733.1581

ADDRESS: 11854 LOST PEAK LANE

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

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@bjsurveying.net

SITE



2023 PPRBC
2021 IECC Amended

Address: 11854 LOST PEAK LN, COLORADO SPRINGS

Parcel: 5524117004

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

APPROVED

BRENT

6/17/2025 3:09:44 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/17/2025 4:21:18 PM

dsdrangel

**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.