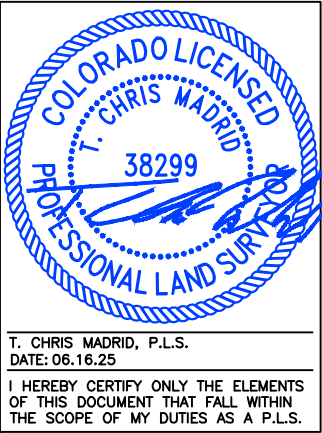
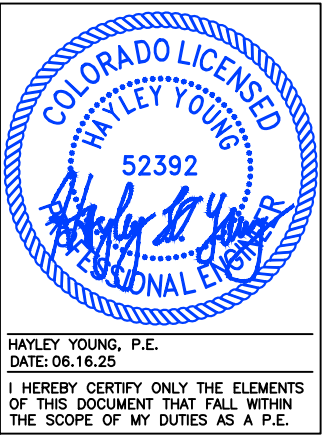


SFD25602

PLOT PLAN



APPROVED
BESQCP
06/17/2025 4:06:03 PM
dbyoung
EPC Planning & Community
Development Department

APPROVED
Plan Review
06/17/2025 4:06:03 PM
dbyoung
EPC Planning & Community
Development Department

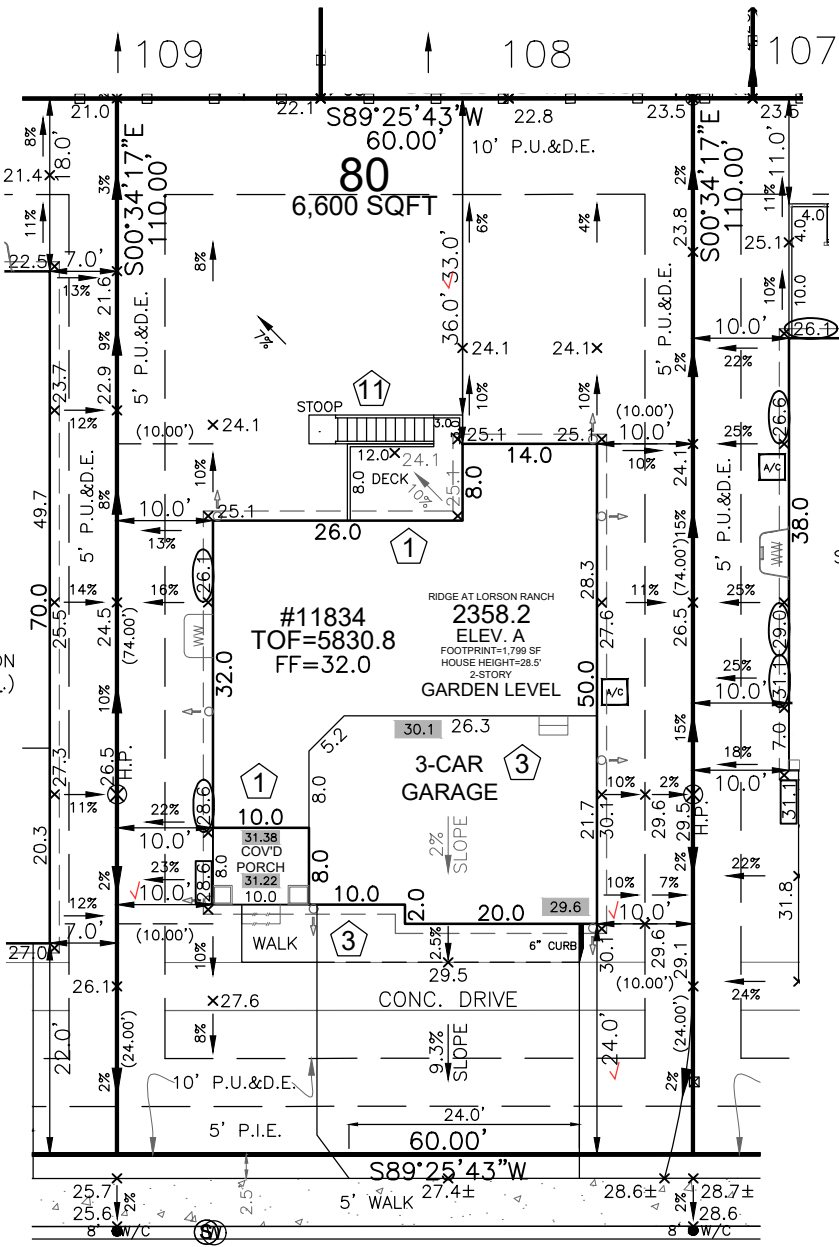
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CONSTITUTE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND REGULATIONS. Planning & Community Development Department remains a community open compliance with all applicable laws on the recorded plan.

Any action plan must be approved by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of knowledge of any change may be in accordance with approval of the Planning & Community Development Department.

79
22.0'
FRONT
SETBACK
(GRADING CERTIFICATION
PASSED ON 02.26.25.)



LOST PEAK LANE
50' R.O.W.

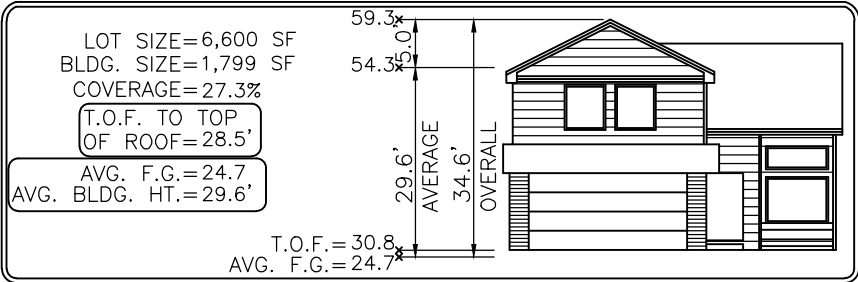
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 30.8
- GARAGE SLAB = 29.6
- GRADE BEAM = 18"
(30.8 - 29.6 = 01.2 * 12 = 14" + 4" = 18")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 26"
- POUR 6" 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.X)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,200 SF
DRIVE COVERAGE IN
FRONT SETBACK= 608 SF
COVERAGE=50.7 %



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

MODEL OPTIONS: 2358.2-A/CRAFTSMAN/3-CAR/GARDEN LEVEL/8' BSMT/UNCOV'D DECK

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1✓

COUNTY: EL PASO PUD PLAT 15216

ADDRESS: 11834 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

Address: 11834 LOST PEAK LN, COLORADO SPRINGS

Parcel: 5524117002

Plan Track #: 202813 

Received: 17-Jun-2025 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	837
Lower Level 2	950
Main Level	1040
Upper Level 1	1318
4145	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BRENT

6/17/2025 2:55:35 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/17/2025 4:09:59 PM

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.