

SFD25666  
PLAT - 15216  
PUD

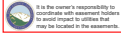


TRALON  
HOMES  
PLOT PLAN

✓ LOT 527  
✓ 55241-20-031

APPROVED  
Plan Review  
07/08/2025 12:04:18 PM  
ddhills  
EPC Planning & Community  
Development Department

APPROVED  
BESOPP  
07/08/2025 12:04:25 PM  
ddhills  
EPC Planning & Community  
Development Department

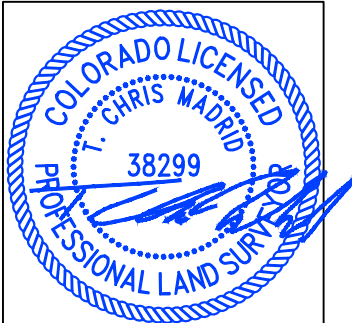


Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.  
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.  
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.



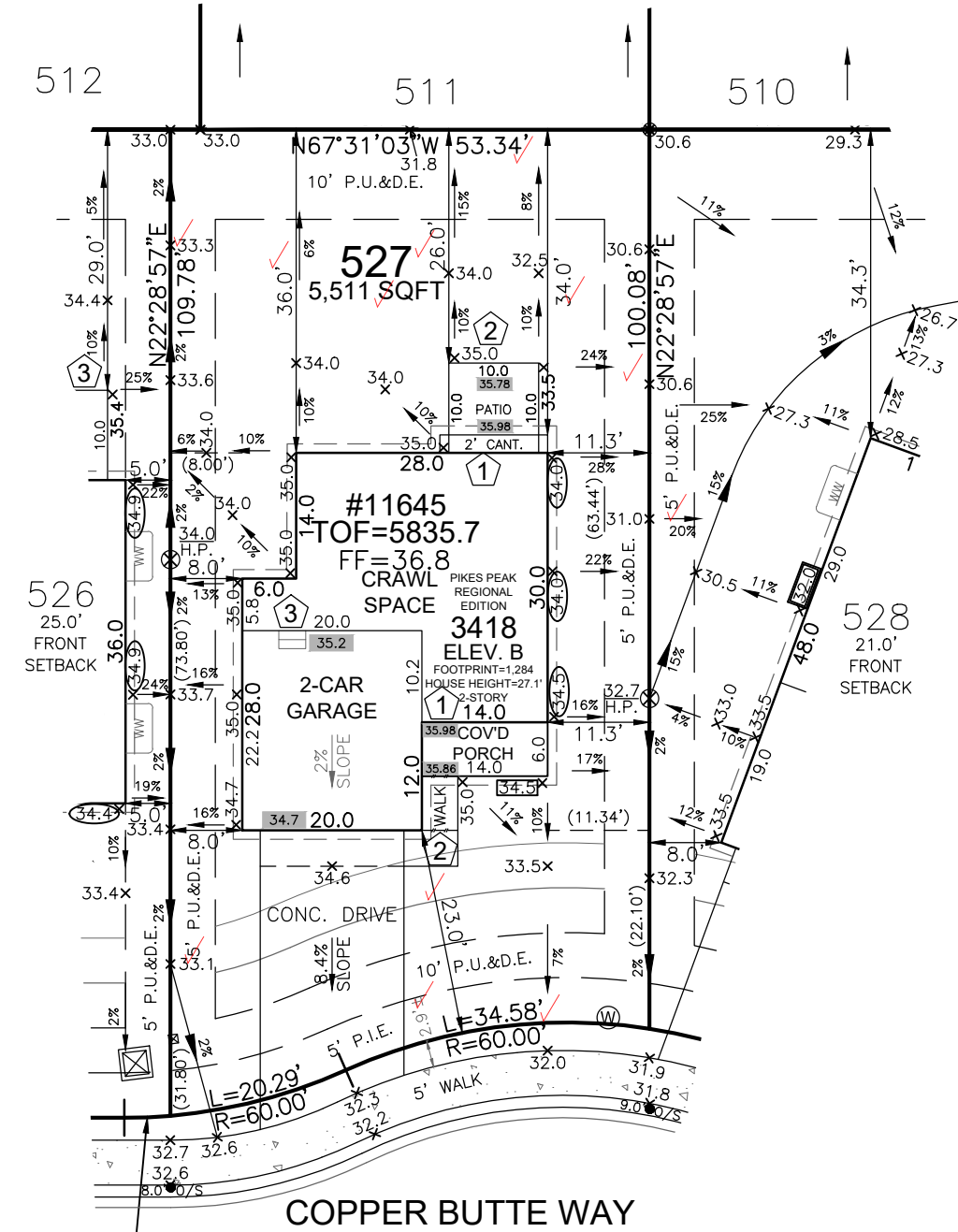
HAYLEY YOUNG, P.E.  
DATE: 07.03.25

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: 07.03.25

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 = 35.7
- GARAGE SLAB = 34.7
- GRADE BEAM = 16"  
(35.7 - 34.7 = 01.0 \* 12 = 12" + 4" = 16")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"
- LOWERED FINISH GRADE AT PATIO

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

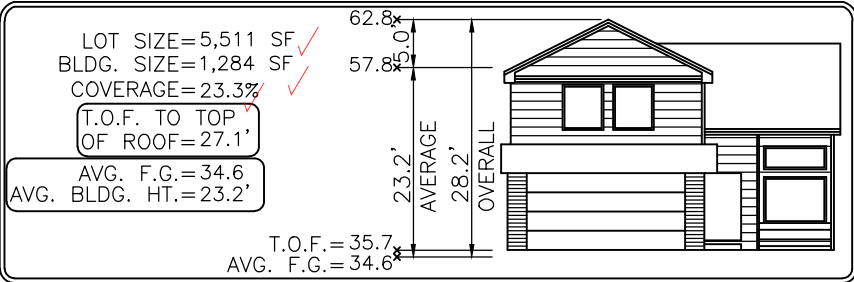


Released for Permit

07/08/2025 3:21:24 AM  
REGIONAL  
Becky A  
ENUMERATION

0 20 40  
SCALE: 1"=20'

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,680 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 487 SF  
COVERAGE=29.0 %



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

MODEL OPTIONS: 3418-B/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO

07.03.25 / LEFT / NAIL TO NAIL=62.00'  
Front 10': N=21289.9888 E=29798.2125  
Rear 10': N=21232.7010 E=29774.5035

ADDRESS: 11645 COPPER BUTTE WAY

MINIMUM SETBACKS:

FRONT: 15' ✓  
GARAGE: 20' ✓  
REAR: 10' ✓  
CORNER: 10' ✓

DRAWN BY: KP

DATE: 07.03.25



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: 01.23.24

# SITE



**2023 PPRBC**  
**2021 IECC Amended**

Parcel: 5524120031

**Address: 11645 COPPER BUTTE WAY, COLORADO SPRINGS**

**Plan Track #: 203471**  **Received: 08-Jul-2025 (BECKYA)**

## Description:

### RESIDENCE

#### Type of Unit:

Garage	399
Lower Level 2	840
Main Level	853
Upper Level 1	1101
3193	Total Square Feet

## Required PPRBD Departments (2)

### Enumeration

**APPROVED**

**BECKYA**

**7/8/2025 8:21:36 AM**

### Floodplain

**(N/A) RBD GIS**

## Required Outside Departments (1)

### County Zoning

**APPROVED**

**Plan Review**

*07/08/2025 12:07:00 PM*

*dsdhills*

**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.**