

SFD26773
PLAT-15216
PUD



LOT 339✓

SCHEDULE NUMBER 5524110053✓

APPROVED
Plan Review
09/04/2026 10:45:29 AM
(sdhills)
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.

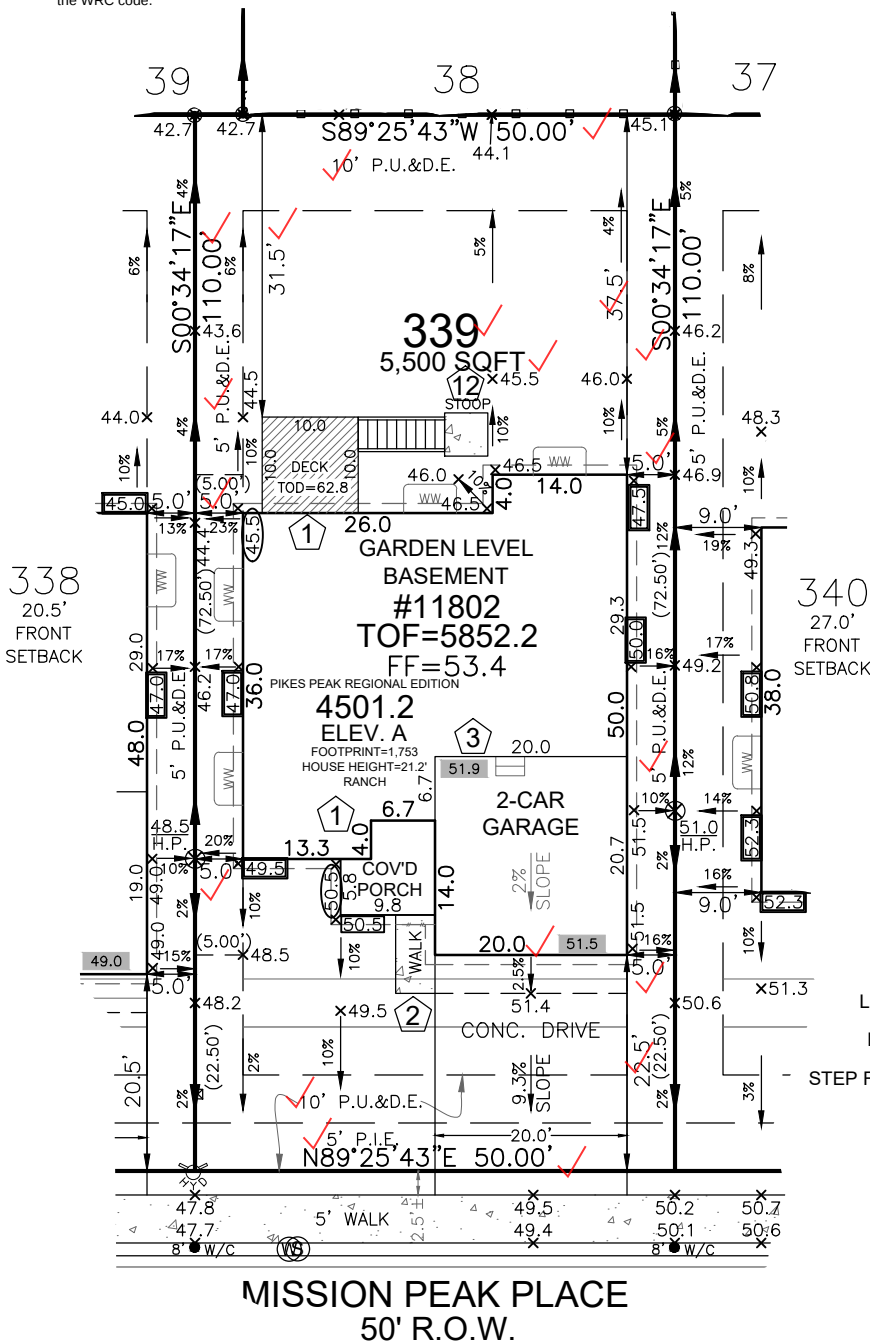


ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT WAIVE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the record plat. An access permit must be granted by 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.



This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

PLOT PLAN



HAYLEY YOUNG, P.E.
DATE: 08.31.26

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: 08.31.26

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 = 52.2
- GARAGE SLAB = 51.5
- GRADE BEAM = 12"
(52.2 - 51.5 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- STEP FOUNDATION AT LOCATIONS INDICATED

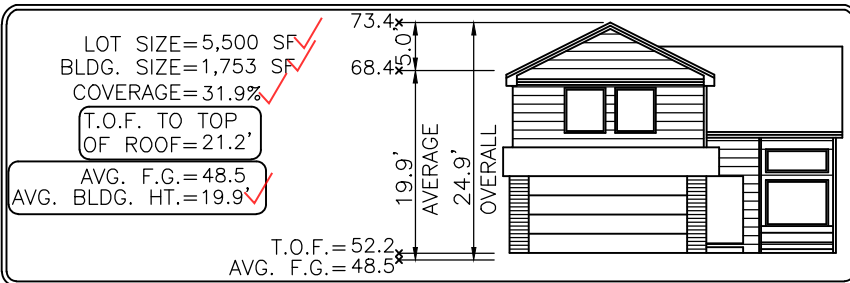
LEGEND

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

EAVE PROTECTION REQUIRED

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,443 SF
DRIVE COVERAGE IN
FRONT SETBACK= 500 SF
COVERAGE=34.7 %



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

MODEL OPTIONS: 4501.2-A/2-CAR/GARDEN LEVEL BSMT/9' WALLS

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

COUNTY: EL PASO

08.31.26 / RIGHT / NAIL TO NAIL=70.00'
Front 10': N=21396.9765 E=30762.9017
Rear 10': N=21466.9730 E=30762.2038

ADDRESS: 11802 MISSION PEAK PLACE✓

MINIMUM SETBACKS:

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

DRAWN BY: KP

DATE: 08.31.26



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: 01.22.24

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 11802 MISSION PEAK PL, COLORADO SPRINGS

Parcel: 5524110053

Plan Track #: 216553  **Received: 02-Sep-2026 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	390	
Lower Level 2	2383	
Main Level	1207	
	3980	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

9/2/2026 10:04:28 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

09/02/2026 2:53:15 PM



CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

09/04/2026 10:47:19 AM



**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.**