

SFD25668
PLAT 15216
PUD



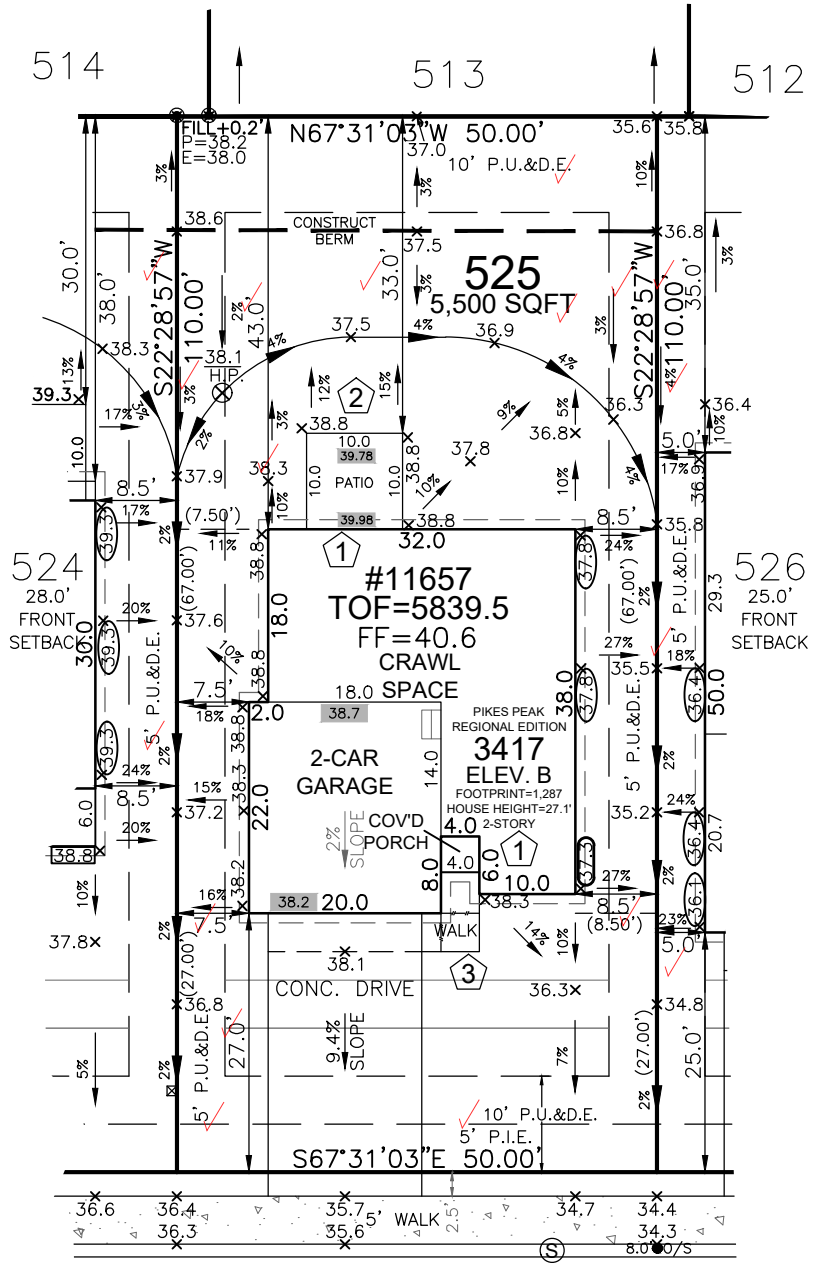
✓ LOT 525
✓ 55241-20-029

APPROVED
Plan Review
07/03/25 11:14 PM
J. Adair
EPC Planning & Community
Development Department

APPROVED
DESIGN
07/03/25 11:14 PM
J. Adair
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.

NOT APPROVED: ANY OTHER USES OR CHANGES TO THE PLAT OR PLOT PLAN WITHOUT THE WRITTEN APPROVAL OF THE CITY OF DENVER DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.



COPPER BUTTE WAY
50' R.O.W.

COLORADO LICENSED
HAYLEY YOUNG
52392
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.

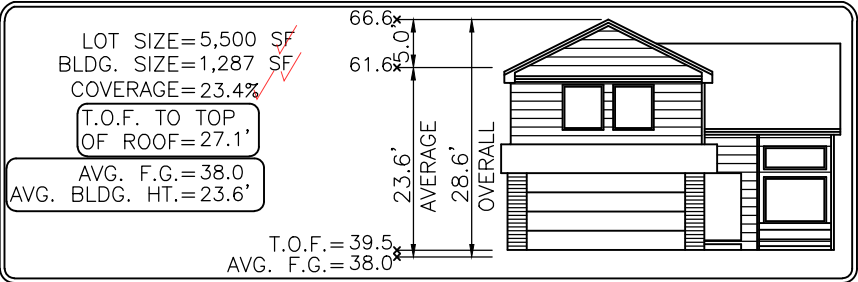
COLORADO LICENSED
T. CHRIS MADRID
38299
DATE: 07.03.25
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

SITE SPECIFIC PLOT PLAN NOTES:
TOF = 39.5
GARAGE SLAB = 38.2
GRADE BEAM = 20"
(39.5 - 38.2 = 01.3 * 12 = 16" + 4" = 20")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION
CONSTRUCT BERM AS SHOWN TO PROVIDE FOR ADEQUATE DRAINAGE
CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LEGEND

- LOWERED FINISH GRADE:
- XX.X HOUSE
 - XX.X PORCH
 - XX.X GARAGE/CRAWL SPACE
 - XX.X FOUNDATION STEP
 - XX.X CONCRETE
 - XX.X RISER COUNT
 - XX.XX CONCRETE ELEVATION
 - [XX.X] GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,529 SF
DRIVE COVERAGE IN
FRONT SETBACK= 472 SF
COVERAGE=30.9 %



0 20 40
SCALE: 1"=20'

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

MODEL OPTIONS: 3417-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

07.03.25 / LEFT / NAIL TO NAIL=60.00'
Front 10': N=21256.1925 E=29892.9924
Rear 10': N=21200.7527 E=29870.0482

ADDRESS: 11657 COPPER BUTTE WAY ✓

MINIMUM SETBACKS:

FRONT: 15' ✓ SIDE: 5' ✓
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

Address: 11657 COPPER BUTTE WAY, COLORADO SPRINGS

Parcel: 5524120029

Plan Track #: 203477 

Received: 08-Jul-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	399	
Lower Level 2	853	
Main Level	846	
Upper Level 1	855	
	2953	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

7/8/2025 8:28:14 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/08/2025 3:02:04 PM

dsd hills

**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.**