

SFD25668
 PLAT 15216
 PUD



**TRALON
 HOMES
 PLOT PLAN**

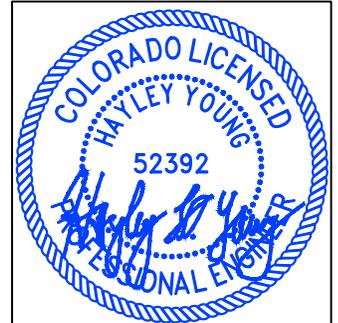
✓ LOT 525
 ✓ 55241-20-029

APPROVED
 Plan Review
 07/03/25 10:14 PM
 J. Williams
 EPC Planning & Community
 Development Department

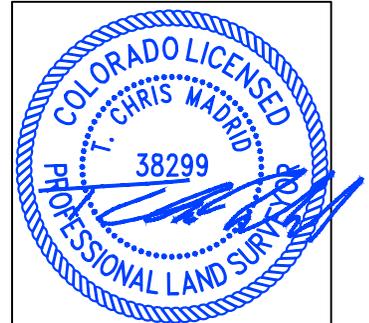
APPROVED
 RESOCC
 07/03/25 10:14 PM
 J. Williams
 EPC Planning & Community
 Development Department

It is the owner's responsibility to coordinate with assessment factors to avoid request to utilize that may be located in the easements.

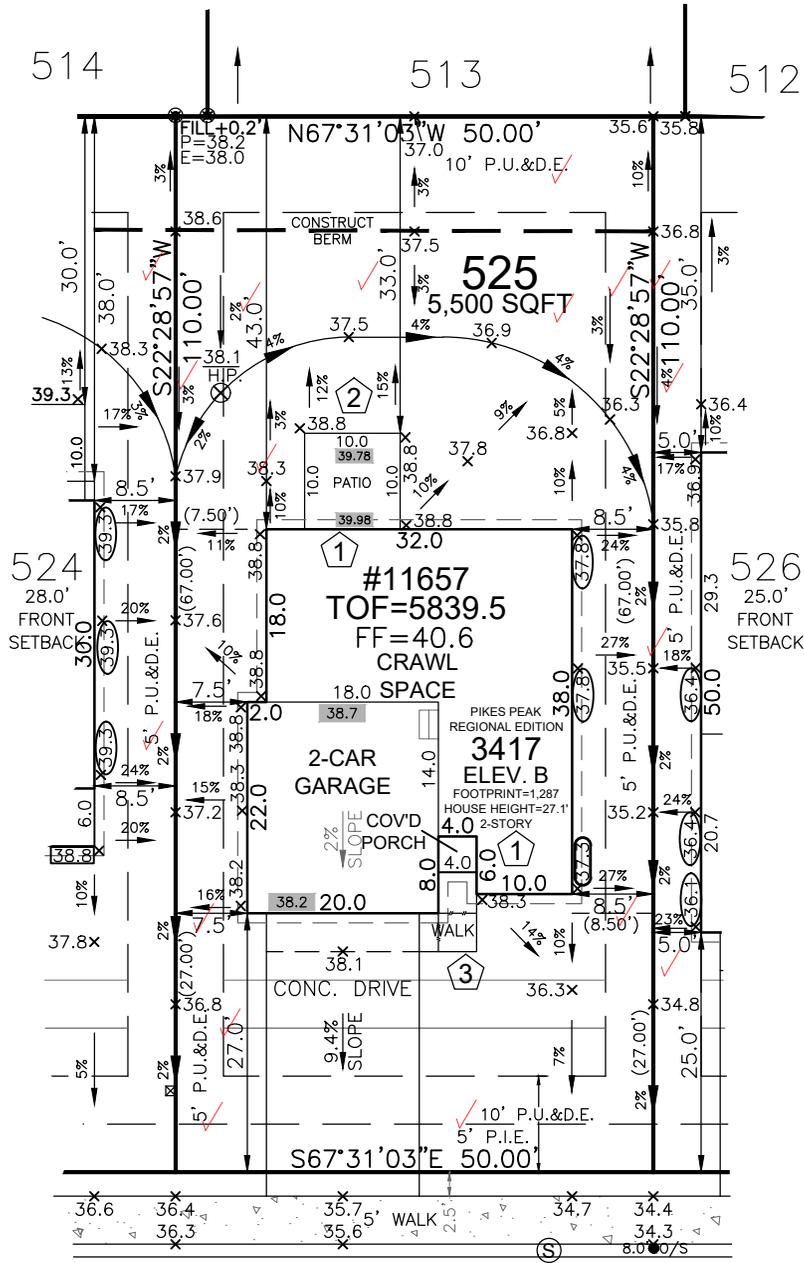
ALL APPLICABLE PERMITS AND REGULATIONS MUST BE OBTAINED BY THE OWNER PRIOR TO CONSTRUCTION. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS DOCUMENT.



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.



**COPPER BUTTE WAY
 50' R.O.W.**

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

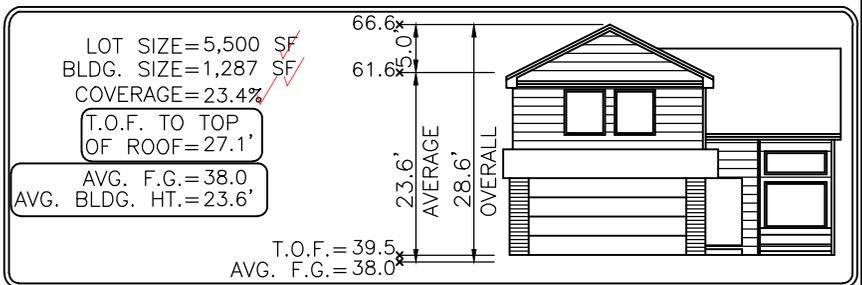
LEGEND

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

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

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@bjsurveying.net

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 <u>Plan Review</u> <i>07/08/2025 3:02:04 PM</i>  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.