

SFD25603

DESERT ASPEN HORIZON

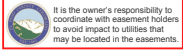


LOT 81

SCHEDULE NUMBER 5524117003

Released for Permit  
06/17/2025 2:57:47 PM  
Regional Building Department  
brent  
ENUMERATION

APPROVED  
BESQCP  
06/17/2025 4:17:01 PM  
Budyounge  
EPC Planning & Community  
Development Department  
APPROVED  
Plan Review  
06/17/2025 4:17:05 PM  
Budyounge  
EPC Planning & Community  
Development Department



PLOT PLAN



HAYLEY YOUNG, P.E.  
DATE: 06.16.25  
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: 06.16.25  
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:

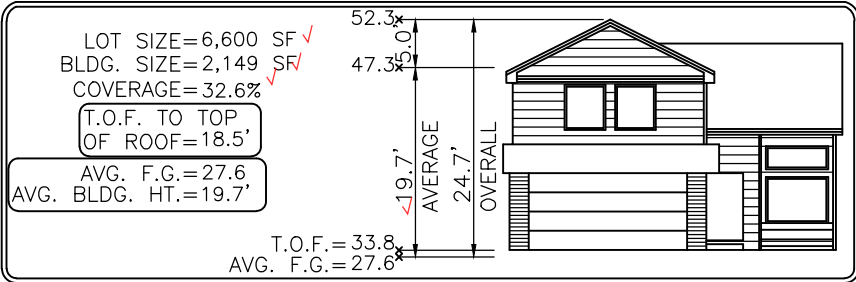
- TOF = 33.8
- GARAGE SLAB = 32.5
- GRADE BEAM = 20"  
(33.8 - 32.5 = 01.3 \* 12 = 16" + 4" = 20")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 32"
- POUR 8" CURB ALONG SIDE OF DRIVE TO PROVIDE POSITIVE DRAINAGE

LEGEND

LOWERED FINISH GRADE:

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX") CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,200 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 545 SF  
COVERAGE=45.4 %



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

MODEL OPTIONS: 1375-A/CRAFTSMAN/3-CAR/GARDEN LEVEL/8' BSMT

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO PUD PLAT 15216

ADDRESS: 11844 LOST PEAK LANE

MINIMUM SETBACKS:

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

DRAWN BY: MH

DATE: 06.12.25



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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**

**Parcel: 5524117003**

**Address: 11844 LOST PEAK LN, COLORADO SPRINGS**

**Plan Track #: 202814**  **Received: 17-Jun-2025 (BRENT)**

## Description:

### RESIDENCE

Type of Unit:

Garage	420	
Lower Level 2	2063	
Main Level	1375	
	3858	Total Square Feet

## Required PPRBD Departments (2)

### Enumeration

**APPROVED**

**BRENT**

**6/17/2025 2:57:59 PM**

### Floodplain

**(N/A) RBD GIS**

## Required Outside Departments (1)

### County Zoning

**APPROVED**

**Plan Review**

*06/17/2025 4:19:58 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.**