

SFD25603

# DESERT ASPEN HORIZON VIEW HOMES

LOT 81

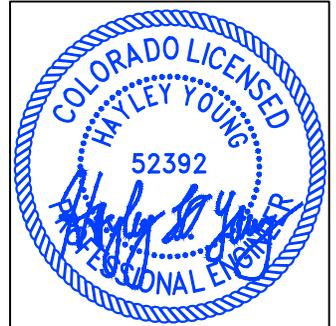
SCHEDULE NUMBER 5524117003 ✓

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

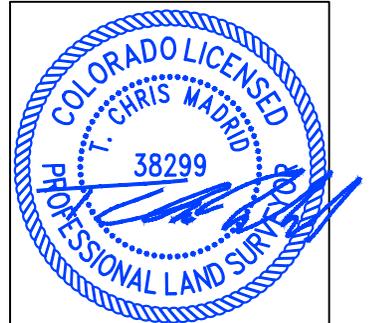
APPROVED  
BESQCP  
06/17/2025 4:17:01 PM  
Bryoung  
EPC Planning & Community  
Development Department  
APPROVED  
Plan Review  
06/17/2025 4:17:05 PM  
Bryoung  
EPC Planning & Community  
Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

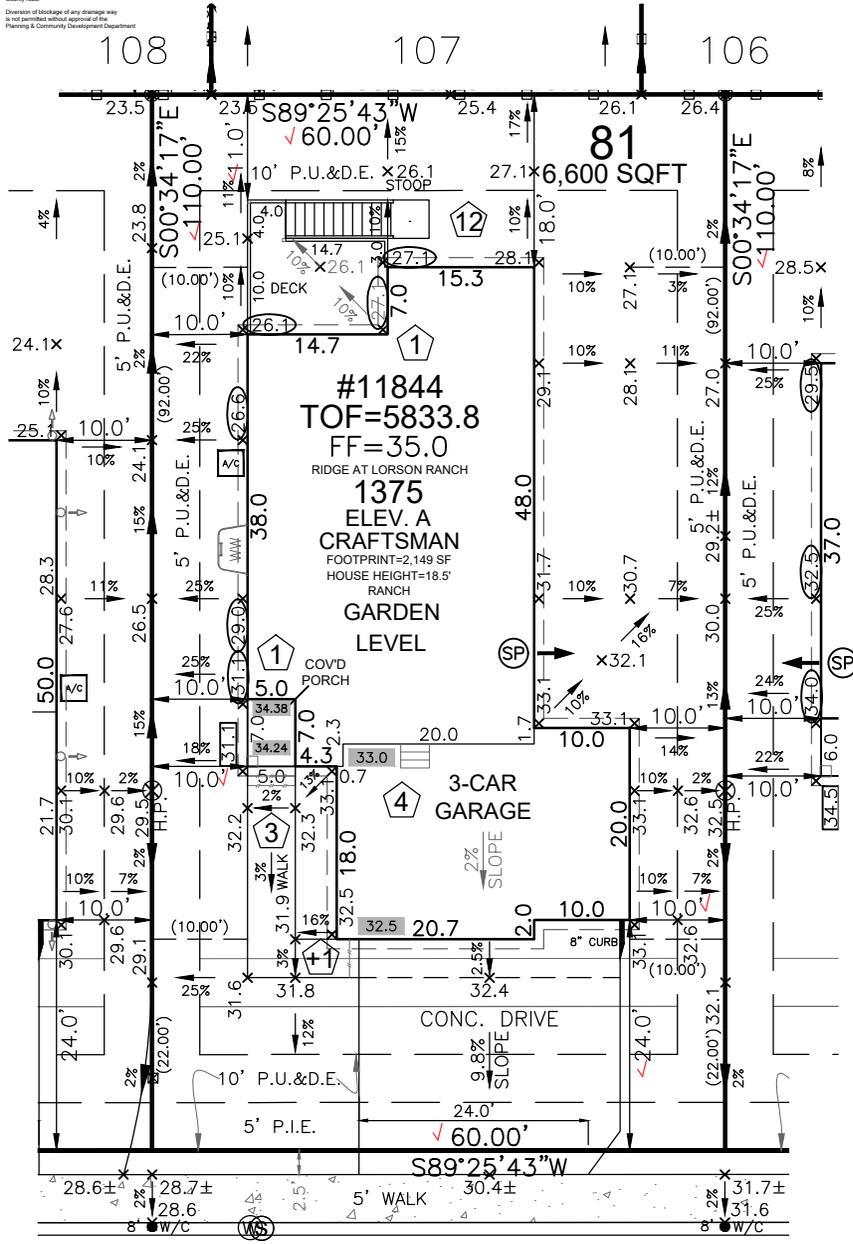
## PLOT PLAN



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.



80  
24.0'  
FRONT  
SETBACK

82  
24.0'  
FRONT  
SETBACK

### 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

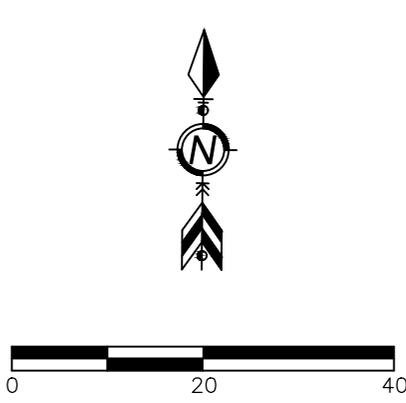
FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,200 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 545 SF  
COVERAGE=45.4 %

LOT SIZE=6,600 SF ✓  
BLDG. SIZE=2,149 SF ✓  
COVERAGE=32.6% ✓  
T.O.F. TO TOP OF ROOF=18.5'  
AVG. F.G.=27.6  
AVG. BLDG. HT.=19.7'

T.O.F.=33.8  
AVG. F.G.=27.6

52.3x  
47.3x  
19.7'  
AVERAGE  
24.7'  
OVERALL

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

**BJSurveying, Inc.**  
Specializing in Home Builder Services Since 1985.  
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: 11.29.23

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 11844 LOST PEAK LN, COLORADO SPRINGS

Parcel: 5524117003

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.