

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 20.0

GARAGE SLAB = 19.3

GRADE BEAM = 12"
(20.0 - 19.3 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED

STEP FOUNDATION AT LOCATIONS INDICATED

POUR TALLER WALL IN GARAGE
TO MAINTAIN FROST PROTECTION

APPROVED
Plan Review
07/01/2026 9:05:27 AM
dsdchambers
EPC Planning & Community
Development Department



SFD26628
PLAT: 15216
ZONE: PUD

SCHEDULE NUMBER 5524119014



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLIVATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION

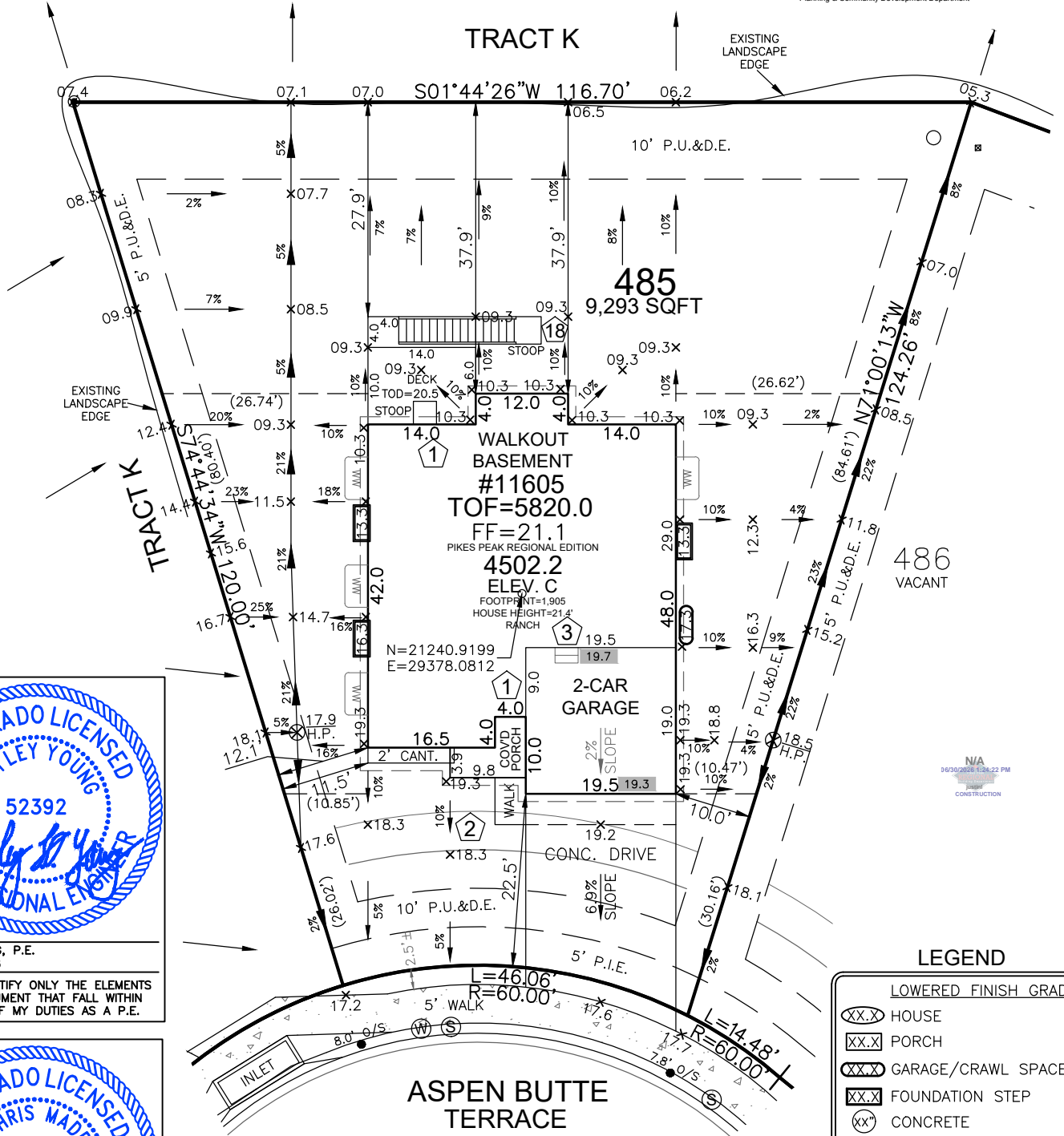
Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.

An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.

Diversion of blockage of any drainage way
is not permitted without approval of the
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: 06.26.26
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: 06.26.26
I HEREBY CERTIFY ONLY THE ELEMENTS
OF THIS DOCUMENT THAT FALL WITHIN
THE SCOPE OF MY DUTIES AS A P.L.S.



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= 1,499 SF
DRIVE COVERAGE IN
FRONT SETBACK= 536 SF
COVERAGE=35.8 %

**ASPEN BUTTE
TERRACE**

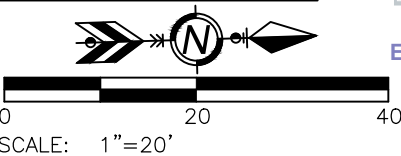
Released for Permit
06/29/2026 9:22:31 AM
amy
ENUMERATION

LOT SIZE=9,293 SF
BLDG. SIZE=1,905 SF
COVERAGE=20.5%
T.O.F. TO TOP
OF ROOF=21.4'
AVG. F.G.=14.7
AVG. BLDG. HT.=21.7'

T.O.F.=20.0
AVG. F.G.=14.7

AVERAGE OVERALL
21.7'
26.7'

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



MODEL OPTIONS: 4502.2-C/2-CAR/WALKOUT BSMT/9' WALLS

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

06.26.26 / RIGHT / NAIL TO NAIL=72.00'
Front 10': N=21259.8173 E=29414.6720
Rear 10': N=21262.0041 E=29342.7052

ADDRESS: 11605 ASPEN BUTTE TERRACE

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: 07.08.25

MINIMUM SETBACKS:

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

DRAWN BY: KP

DATE: 06.26.26



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
2024 IECC and CO MERSRC

Address: 11605 ASPEN BUTTE TER, COLORADO SPRINGS

Parcel: 5524119014

Plan Track #: 214702 

Received: 29-Jun-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

| | | |
|---------------|------|-------------------|
| Garage | 370 | |
| Lower Level 2 | 2733 | |
| Main Level | 1464 | |
| | 4567 | Total Square Feet |

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

6/29/2026 9:22:49 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

06/30/2026 1:24:26 PM

Pikes Peak
REGIONAL
Building Department

justinl

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/01/2026 9:06:11 AM

dsdchambers

**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.



2880 International Circle, Suite 110
 Colorado Springs, CO 80910
 Phone: 719-520-6300
 Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

EPC STORMWATER APPROVAL:



EL PASO COUNTY
STORMWATER PERMIT FORM
Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ 2653

This form initially acts as the permit application. Only once this form has been signed & approved, all other required documents have been submitted & approved, and the Notice to Proceed has been issued, does this form become an active permit. The AESQCP is for single-family residential home construction within a Larger Common Plan of Development (see ECM Appendix I.3).

| Part I. Home Builder/Operator (Permit Holder) | |
|--|-------------------------------|
| Company | Tralon Homes LLC |
| Name of Responsible Individual | Jeff Mark |
| Title | VP |
| Physical Address (not PO Box) | |
| Street Number and Street Name | 212 N. Wahsatch Ave Suite 201 |
| City, State, Zip Code | Colorado Springs, CO 80903 |
| Mailing Address (if differs from above) | |
| Street Number and Street Name | |
| City, State, Zip Code | |
| Phone Number - Office | 719-635-3200 |
| Phone Number - Cell | |
| Email Address | jmark@landhuisco.com |

| Part II. Property Owner |
|--|
| <i>Check the box next to the applicable Property Owner statement.</i> |
| <input checked="" type="checkbox"/> The Property Owner is the same entity as listed in Part I. Home Builder/Operator |
| <input type="checkbox"/> The Property Owner is a different entity than listed in Part I. Home Builder/Operator |
| <i>If the Home Builder/Operator is not the Property Owner of one or more lots, please provide the Property Owner's information in Table 1 on Page 5 of this application.</i> |

| Part III. Qualified Stormwater Manager (QSM)* | |
|--|------------------------------------|
| Company/Organization | Chavez Consulting, Inc |
| Name | John Chavez |
| Phone Number - Office | 719 251-5580 |
| Phone Number - Cell | |
| Email Address | johnchavez@chavezconsultinginc.com |

*This section can be left blank through Stormwater Permit Application review but must be filled in no later than at the Pre-Construction Meeting.



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| Part IV. Project Information | |
|---|--|
| Subdivision Name and Filing Number | The Ridge Filing 1 at Lorson Ranch |
| Street Address and Lot Number* | 11730-11842 Mission Peak, lots 332 - 344 6723-6819 Kingston Peak, lots 350 - 362 11764 Copper Butte-11761 Aspen Butte, lots 384 - 470 11695 Aspen Butte-6710 Nystrom Terrace, lots 472 - 495 11622-11694 Aspen Butte, lots 507 - 519 |
| Schedule <i>input estimated month (or season) and year</i> | Start of Construction: 5/13/2026 Completion of Construction: 1/1/2028 |

*Following issuance of this AESQCP, additional lots purchased by the Permit Holder, within the Subdivision and Filing identified above, may be added to this AESQCP by submitting an AESQCP Modification Request Form.



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EL PASO COUNTY
STORMWATER PERMIT FORM
Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ ___ 2653 _____

REQUIRED SUBMISSIONS

See ECM Appendix I for the documentation required to be submitted, reviewed, and approved in conjunction with this Stormwater Permit Form.

RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, or persons acting on behalf of the Permit Holder, from any cause. The Permit Holder shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, and persons acting on behalf of the Permit Holder, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The Permit Holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the Board of County Commissioners (BoCC) and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, persons acting in behalf of the Permit Holder and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The Permit Holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the Permit Holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the Permit Holder, persons employed by the Permit Holder, or persons acting in behalf of the Permit Holder.



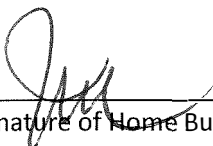
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APPLICATION AND PERMIT CERTIFICATION – PERMIT HOLDER

We, as the Permit Holder, hereby certify that this application is correct and complete as per the requirements presented in the El Paso County Engineering Criteria Manual (ECM) and Drainage Criteria Manual (DCM) Volume 2. We, as the Permit Holder, have read and will comply with all of the requirements of the submitted Stormwater Management Plan (SWMP), Grading & Erosion Control (GEC) Plan, and any other documents specifying construction control measures to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the approved plans are an enforceable part of the Stormwater Permit. We further understand that we are to comply with all requirements set forth by the ECM and DCM Volume 2. We understand that the permitted area is that which is shown as the Limits of Disturbance on the approved GEC Plans and any subsequently approved AESQCP Modification Request Form. We further understand all necessary construction control measures are to be installed in accordance with the SWMP, GEC Plan, ECM, and DCM Volume 2 before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We understand that the construction control measures are to be maintained on the site and be modified as necessary to protect stormwater quality as the project progresses. We understand that, prior to the sale or transfer of control of the lot to a private homeowner, we are responsible for installing adequate construction control measures and informing the private homeowner of their responsibility to maintain the construction control measures until Final Stabilization is achieved, in accordance with ECM Section I.4.7 and ECM Section I.4.8. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BoCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Responsibility for Damage section above.


 Signature of Home Builder/Operator (Permit Holder)

5/11/26
 Date

Tralen Homes
 Print Name of Home Builder/Operator (Permit Holder)

