

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.

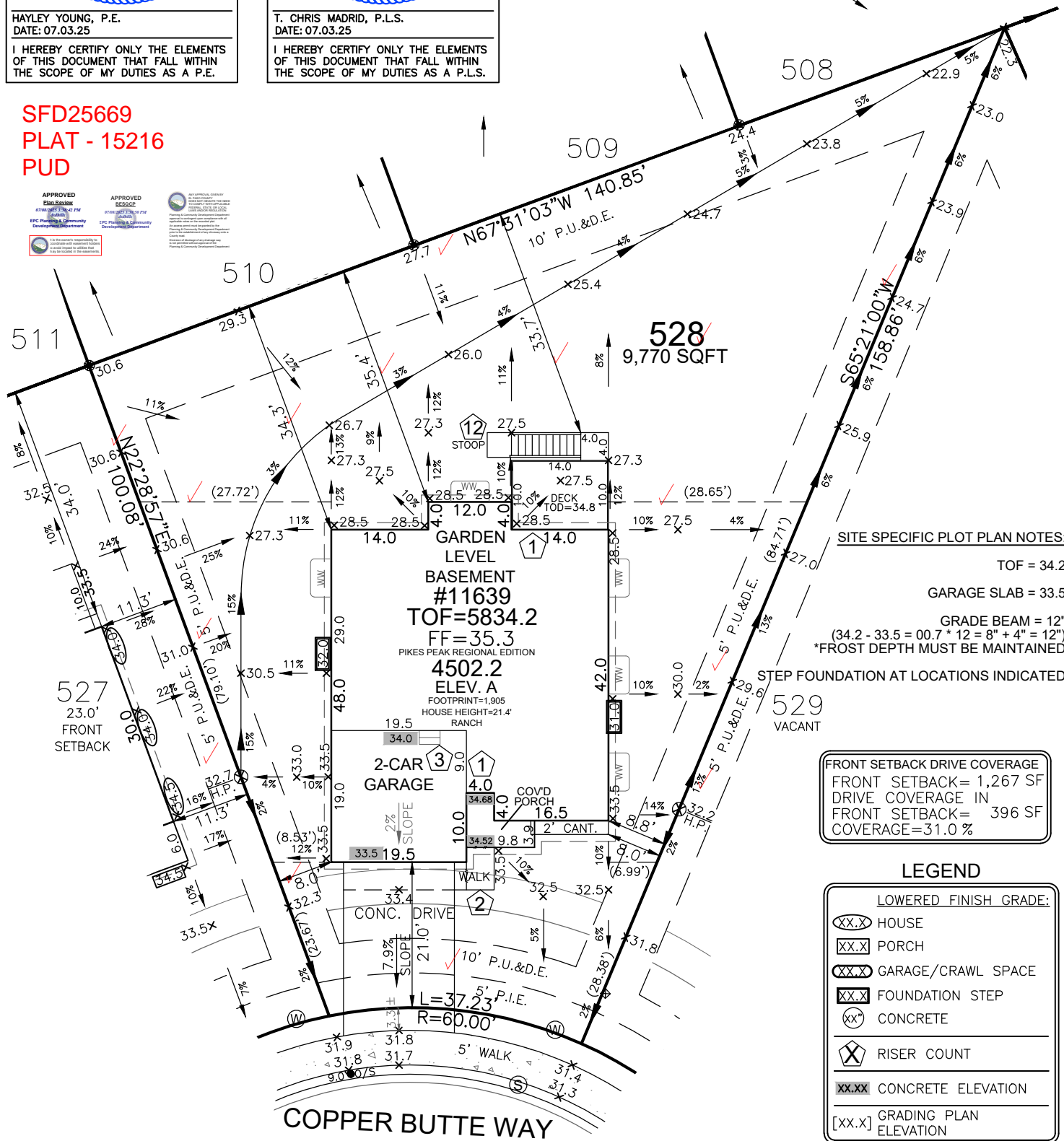


T. CHRIS MADRID, P.L.S.  
DATE: 07.03.25  
I HEREBY CERTIFY ONLY THE ELEMENTS  
OF THIS DOCUMENT THAT FALL WITHIN  
THE SCOPE OF MY DUTIES AS A P.L.S.



LOT 528  
55241-20-032

SFD25669  
PLAT - 15216  
PUD



**SITE SPECIFIC PLOT PLAN NOTES:**

TOF = 34.2

GARAGE SLAB = 33.5

GRADE BEAM = 12"  
(34.2 - 33.5 = 00.7 \* 12 = 8" + 4" = 12")

\*FROST DEPTH MUST BE MAINTAINED

STEP FOUNDATION AT LOCATIONS INDICATED

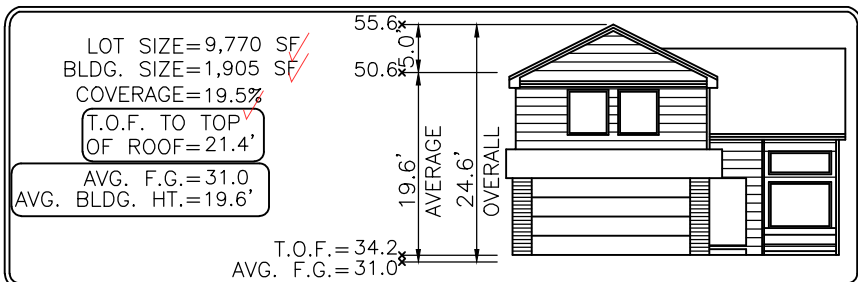
529 VACANT

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,267 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 396 SF  
COVERAGE=31.0 %

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



Released for Permit  
07/08/2025 8:25:00 AM  
Becky A  
ENUMERATION



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

MODEL OPTIONS: 4502-A/2-CAR/GARDEN LEVEL BSMT

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 11639 COPPER BUTTE WAY

07.03.25 / LEFT / NAIL TO NAIL=72.00'  
Front 10': N=21309.7615 E=29752.4185  
Rear 10': N=21256.8818 E=29703.5540

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



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Fax: (303) 850-0711  
E-mail: info@bjsurvey.net

# SITE



**2023 PPRBC**  
2021 IECC Amended

Parcel: 5524120032

**Address: 11639 COPPER BUTTE WAY, COLORADO SPRINGS**

**Plan Track #: 203473**  **Received: 08-Jul-2025 (BECKYA)**

## Description:

### RESIDENCE

Type of Unit:

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

## Required PPRBD Departments (2)

### Enumeration

**APPROVED**

**BECKYA**

**7/8/2025 8:25:30 AM**

### Floodplain

**(N/A) RBD GIS**

## Required Outside Departments (1)

### County Zoning

**APPROVED**

**Plan Review**

*07/08/2025 3:40:59 PM*

  
**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.**