

SFD26772
PUD
PLAT - 15216

ASQ 2653



LOT 338

SCHEDULE NUMBER 5524110052

PLOT PLAN



HAYLEY YOUNG, P.E.
DATE: 08.31.26

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: 08.31.26

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 = 49.7

GARAGE SLAB = 49.0

GRADE BEAM = 12"

(49.7 - 49.0 = 00.7 * 12 = 8" + 4" = 12")

*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

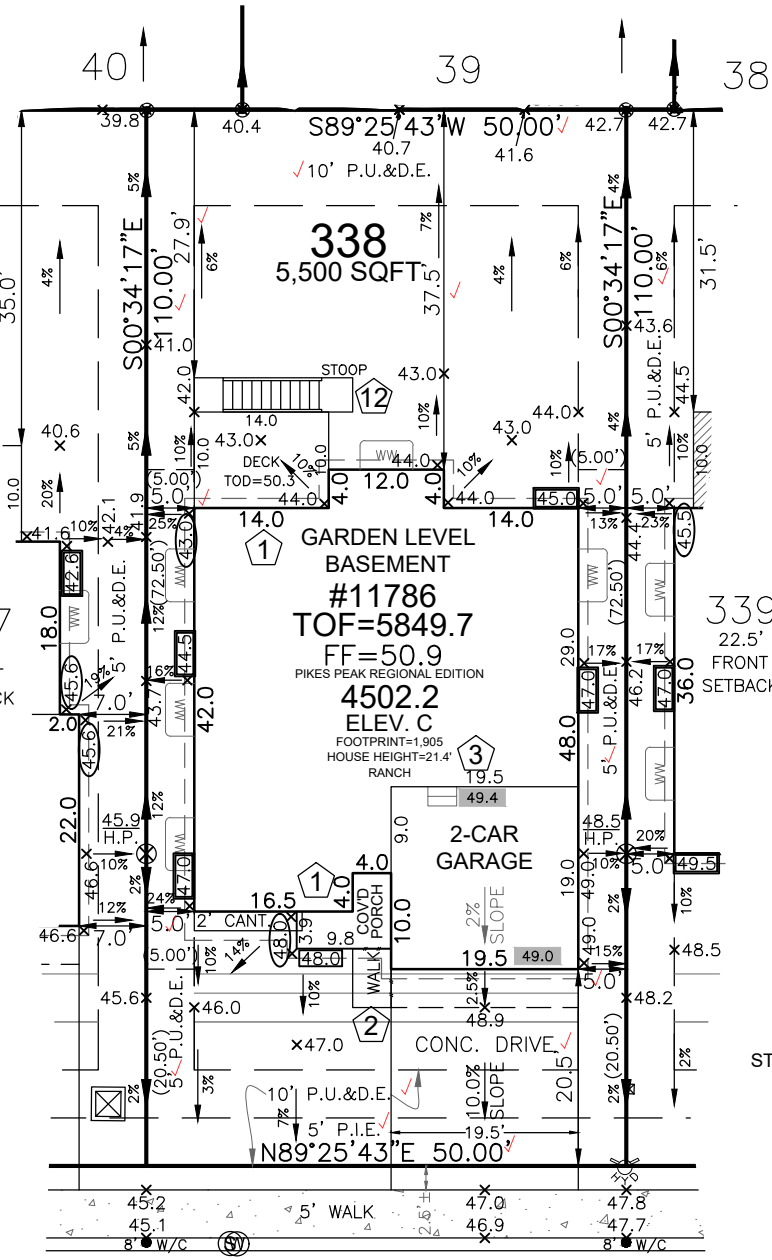
LOWERED FINISH GRADE AT PORCH 20"

STEP FOUNDATION AT LOCATIONS INDICATED

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



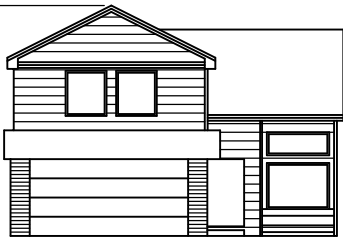
MISSION PEAK PLACE
50' R.O.W.

EAVE PROTECTION REQUIRED

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,265 SF
DRIVE COVERAGE IN
FRONT SETBACK= 441 SF
COVERAGE=34.9 %

LOT SIZE=5,500 SF
BLDG. SIZE=1,905 SF
COVERAGE= 34.6%
T.O.F. TO TOP
OF ROOF= 21.4'
AVG. F.G.= 46.0
AVG. BLDG. HT.= 20.1'

T.O.F.= 49.7
AVG. F.G.= 46.0



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/GARDEN LEVEL BSMT/9' WALLS

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

08.31.26 / RIGHT / NAIL TO NAIL=72.00'
Front 10': N=21394.4780 E=30712.9241
Rear 10': N=21466.4744 E=30712.2062

ADDRESS: 11786 MISSION PEAK PLACE

MINIMUM SETBACKS:

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

DRAWN BY: KP

DATE: 08.31.26



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: 01.22.24

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 11786 MISSION PEAK PL, COLORADO SPRINGS

Parcel: 5524110052

Plan Track #: 216552  **Received: 02-Sep-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

9/2/2026 10:01:40 AM

Floodplain

(N/A) RBD GIS

Construction

APPROVED

Plan Review

09/03/2026 1:49:40 PM

dsdmaes

**EPC Planning & Community
Development Department**

Required Outside Departments (1)

County Zoning

**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.**