

SFD26382

LOT 501

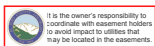
SCHEDULE NUMBER 5524215008



PLOT PLAN

APPROVED  
BESQCP  
04/28/2026 12:34:44 PM  
duyounger  
EPC Planning & Community  
Development Department

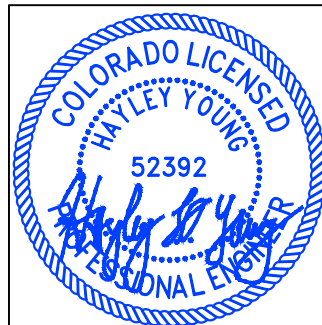
APPROVED  
Plan Review  
04/28/2026 12:34:48 PM  
duyounger  
EPC Planning & Community  
Development Department



ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
EPC/PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT  
FOR THIS PLOT PLAN IS  
BASED ON THE INFORMATION  
PROVIDED BY THE SUBMITTER  
AND DOES NOT CONSTITUTE  
A GUARANTEE OF ANY KIND.

Planning & Community Development Department  
approvals are given only in compliance with all  
applicable rules and regulations.

An access permit must be granted by the  
Planning & Community Development Department  
prior to the commencement of any proposed site  
work. Violation of this regulation is  
unlawful without approval of the  
Planning & Community Development Department.



HAYLEY YOUNG, P.E.  
DATE: 02.10.26

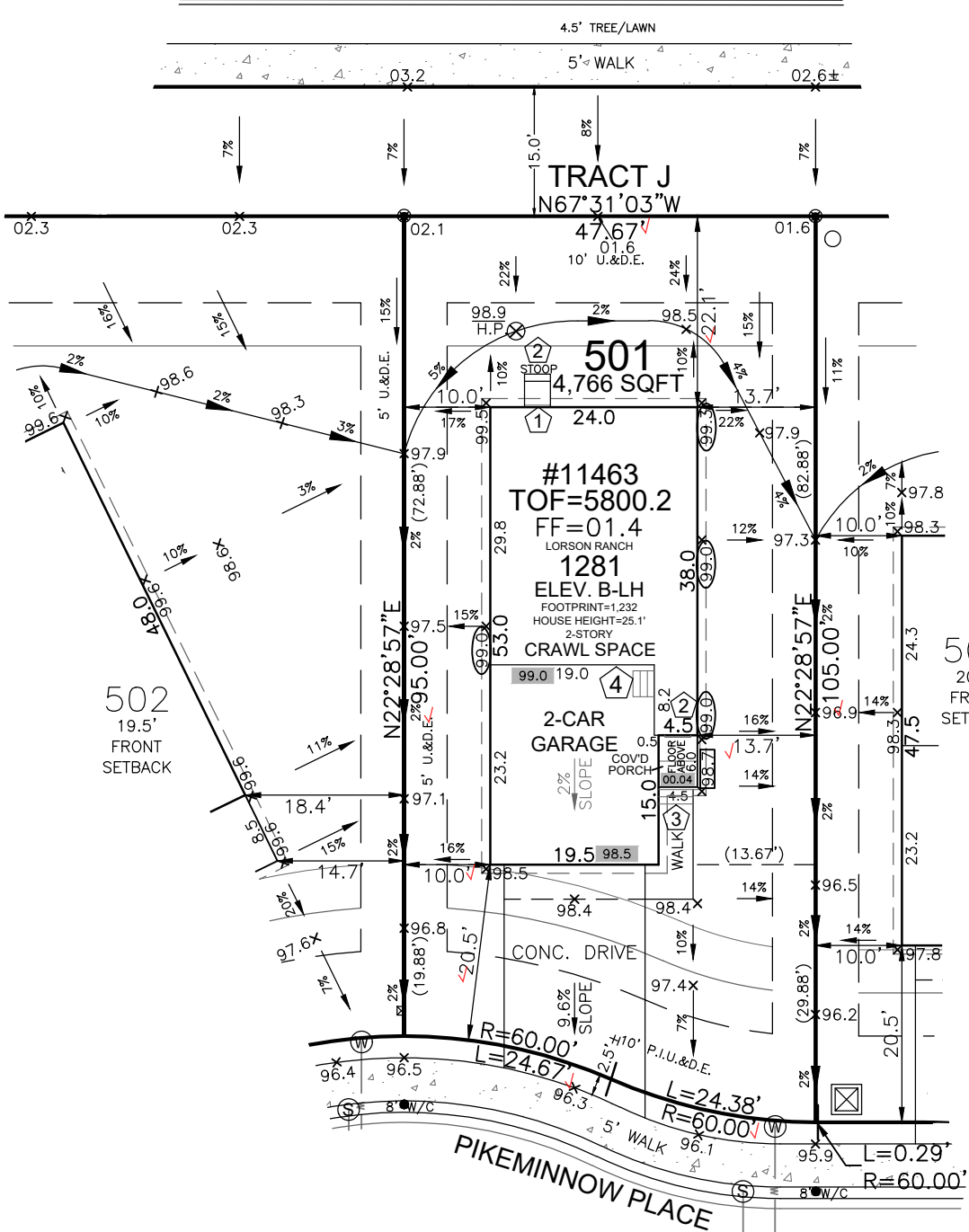
I HEREBY CERTIFY ONLY THE ELEMENTS  
OF THIS DOCUMENT THAT FALL WITHIN  
THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.  
DATE: 02.10.26

I HEREBY CERTIFY ONLY THE ELEMENTS  
OF THIS DOCUMENT THAT FALL WITHIN  
THE SCOPE OF MY DUTIES AS A P.L.S.

LORSON BOULEVARD  
64' R.O.W.



SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 00.2
- GARAGE SLAB = 98.5
- GRADE BEAM = 24"
- (00.2 - 98.5 = 01.7 \* 12 = 20" + 4" = 24")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 18"

LEGEND

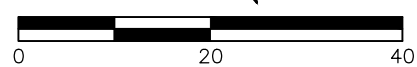
LOWERED FINISH GRADE:	
XX.X	HOUSE
XX.X	PORCH
XX.X	GARAGE/CRAWL SPACE
XX.X	FOUNDATION STEP
XX	CONCRETE
X	RISER COUNT
XX.XX	CONCRETE ELEVATION
XX.X	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 954 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 327 SF  
COVERAGE=34.3 %

LOT SIZE=4,766 SF ✓	125.3'
BLDG. SIZE=1,232 SF ✓	120.3'
COVERAGE=25.8% ✓	
T.O.F. TO TOP OF ROOF=25.1'	
AVG. F.G.=99.0	
AVG. BLDG. HT.=21.3'	
T.O.F. = 00.2	
AVG. F.G.=99.0	

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

Released for Permit  
04/28/2026 8:11:17 AM  
Building Department  
amy  
ENUMERATION



MODEL OPTIONS: 1281-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1 ✓

COUNTY: EL PASO PUD PLAT 14880  
02.10.26 / LEFT / NAIL TO NAIL=73.00'  
Front 10': N=21382.7871 E=29074.8780  
Rear 10': N=21315.3354 E=29046.9626

ADDRESS: 11463 PIKEMINNOW PLACE ✓

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

DRAWN BY: MM DATE: 02.10.26



6841 South Yosemite Street #100  
Centennial, CO 80112 USA  
Phone: (303) 850-0559  
Fax: (303) 850-0711  
E-mail: info@bjsurveying.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: 10.02.24

# SITE

2023 PPRBC  
2021 IECC

Address: 11463 PIKEMINNOW PL, COLORADO SPRINGS

Parcel: 5524215008

Plan Track #: 212575

Received: 28-Apr-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	449	
Lower Level 2	348	
Main Level	756	
Upper Level 1	1085	
	2638	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**4/28/2026 8:11:33 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**04/28/2026 12:10:23 PM**



**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**04/28/2026 12:35:49 PM**

**dsyounger**

**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.