

LOT 409

SCHEDULE NUMBER 5524213024

FILE - SFD25540
ZONING - PUD
PLAT - 14880



PLOT PLAN

APPROVED
Plan Review
06/05/2025 9:40:16 AM
ddmaes
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBTAIN 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 codes 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.
Division of backlogs of any change may
be not permitted without approval of the
Planning & Community Development Department

APPROVED
BESQCP
06/05/2025 9:40:29 AM
(ddmaes)
EPC Planning & Community
Development Department

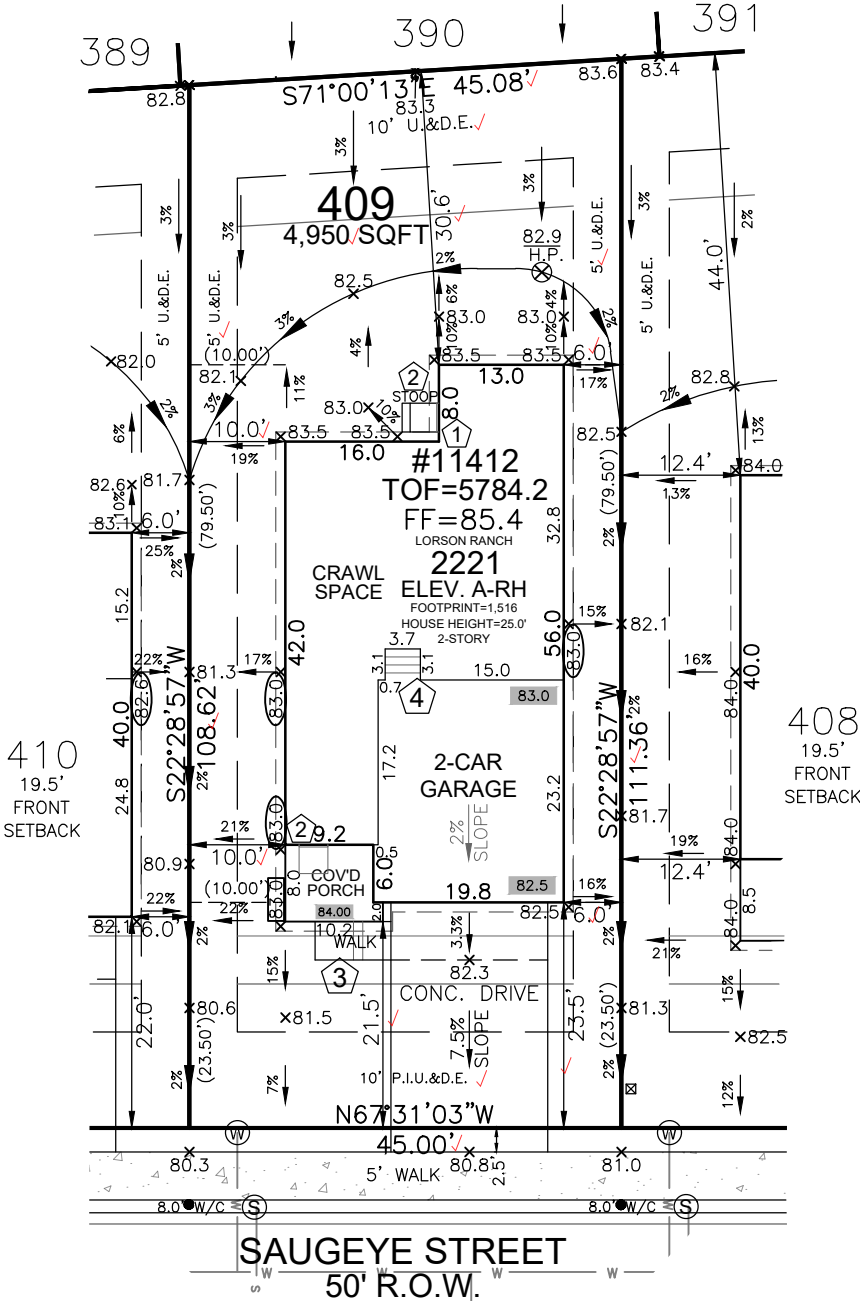
It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.



HAYLEY YOUNG, P.E.
DATE: 05.29.25
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: 05.29.25
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 = 84.2
GARAGE SLAB = 82.5
GRADE BEAM = 24"
(84.2 - 82.5 = 01.7 * 12 = 20" + 4" = 24")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
LOWERED FINISH GRADE AT PORCH 14"

LEGEND

LOWERED FINISH GRADE:

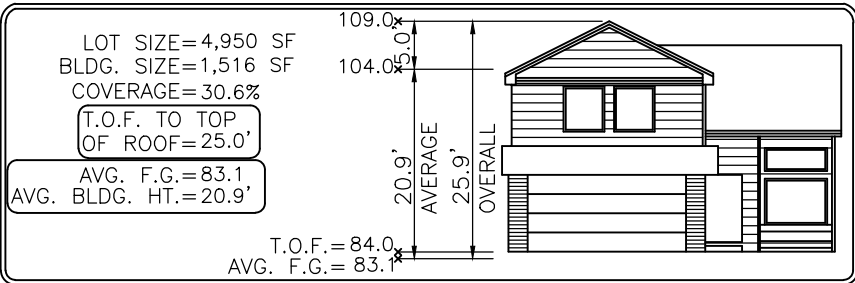
- HOUSE
- PORCH
- GARAGE/CRAWL SPACE
- FOUNDATION STEP
- CONCRETE
- RISER COUNT
- CONCRETE ELEVATION
- GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 900 SF
DRIVE COVERAGE IN
FRONT SETBACK= 327SF
COVERAGE=36.3 %

Released for Permit
06/05/2025 9:00:45 AM
REGIONAL
Building Department
Backy A
ENUMERATION



SCALE: 1"=20'



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

MODEL OPTIONS: 2221-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

05.29.25 / RIGHT / NAIL TO NAIL=76.00'
Front 10': N=21873.4104 E=28774.2596
Rear 10': N=21943.6341 E=28803.3222

ADDRESS: 11412 SAUGEYE STREET

MINIMUM SETBACKS:

DRAWN BY: MM

DATE: 05.27.25

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



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: 04.10.24

SITE



2023 PPRBC
2021 IECC

Address: 11412 SAUGEYE ST, COLORADO SPRINGS

Parcel: 5524213024

Plan Track #: 202347

Received: 05-Jun-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	459
Lower Level 2	983
Main Level	1022
Upper Level 1	1270
3734	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

6/5/2025 9:01:08 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/05/2025 9:41:28 AM

dsdmaes

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.