

LOT 409

SCHEDULE NUMBER 5524213024

FILE - SFD25540
ZONING - PUD
PLAT - 14880



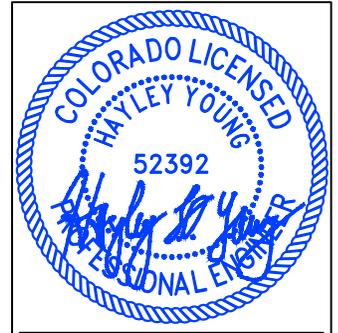
PLOT PLAN

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

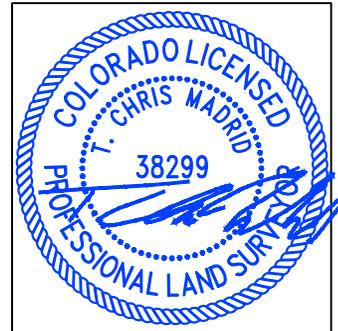
ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT CONSTITUTE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE OR LOCAL
LAW AND/OR REGULATION.
Planning & Community Development Department
approval is contingent upon compliance with all
applicable codes on the recordation date.
An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
Cul-de-sac.
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
(adinaeas)
EPC Planning & Community
Development Department

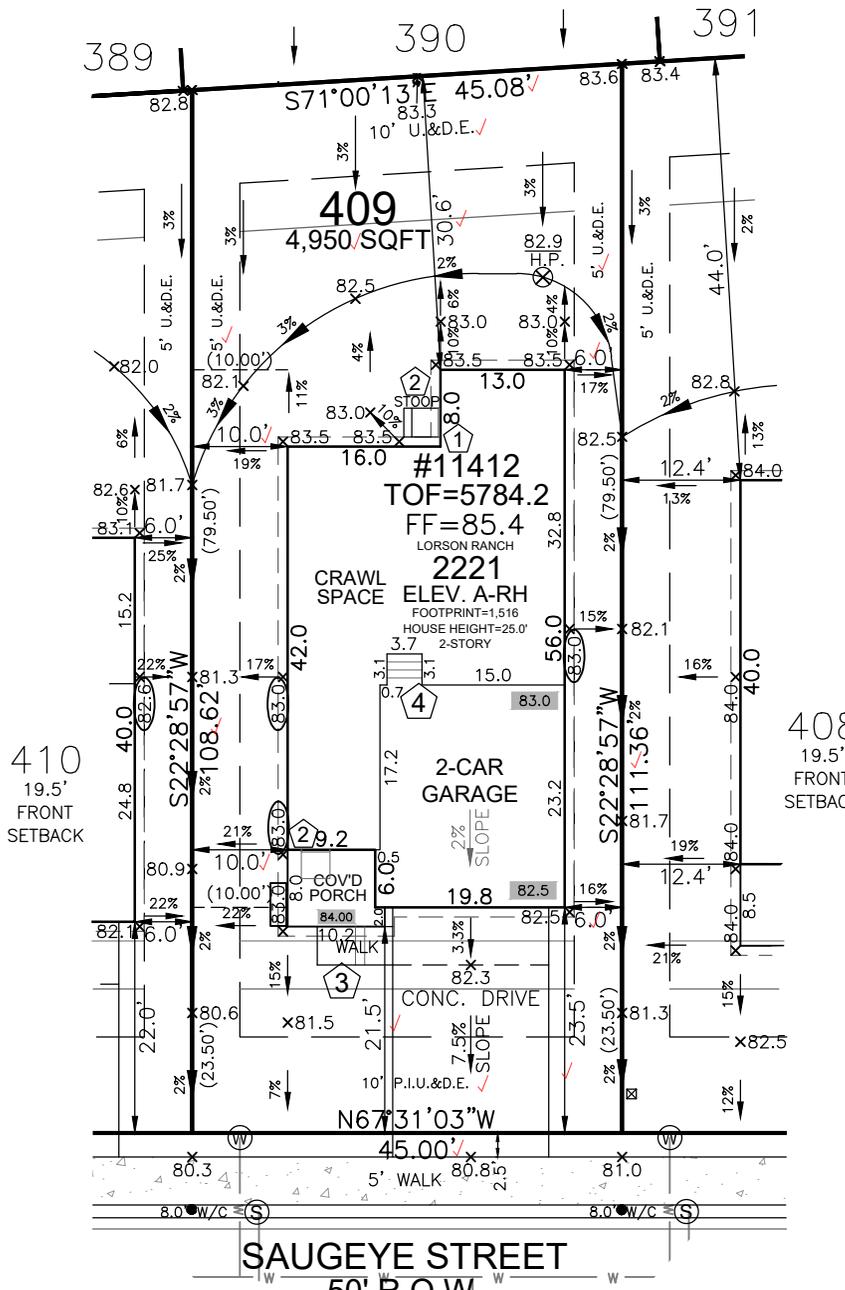
It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.



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.

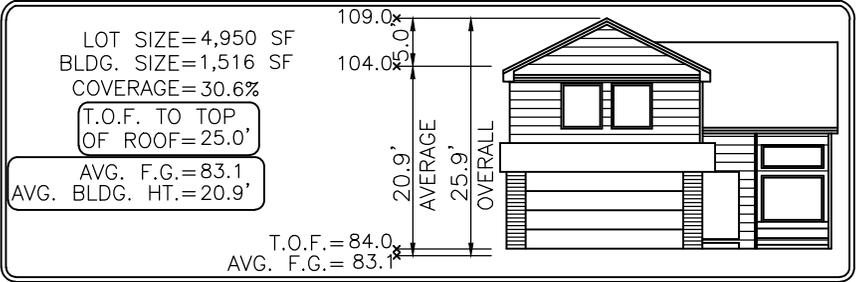


SITE SPECIFIC PLOT PLAN NOTES:
TOF = 84.2
GARAGE SLAB = 82.5
GRADE BEAM = 24"
(84.2 - 82.5 = 01.7 * 12 = 20" + 4" = 24")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
LOWERED FINISH GRADE AT PORCH 14"

LEGEND

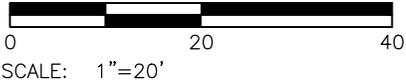
XX.X	LOWERED FINISH GRADE:
XX.X	HOUSE
XX.X	PORCH
XX.X	GARAGE/CRAWL SPACE
XX.X	FOUNDATION STEP
XX	CONCRETE
X	RISER COUNT
XX.XX	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION

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



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

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



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'
ADDRESS: 11412 SAUGEYE STREET	Front 10': N=21873.4104 E=28774.2596 Rear 10': N=21943.6341 E=28803.3222
MINIMUM SETBACKS: FRONT: 15' SIDE: 5' GARAGE: 20' REAR: 15' CORNER: 10'	DRAWN BY: MM DATE: 05.27.25
<p>6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net</p>	
<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> 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.