

FILE - SFD25539  
ZONING - PUD  
PLAT - 14880



PLOT PLAN

LOT 483

SCHEDULE NUMBER 5524214035

APPROVED  
Plan Review  
06/05/2025 9:09:15 AM  
dsdmacs  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT IMPLICATE 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 notes 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 blockage of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department.

APPROVED  
BESQCP  
06/05/2025 9:09:37 AM  
dsdmacs  
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.



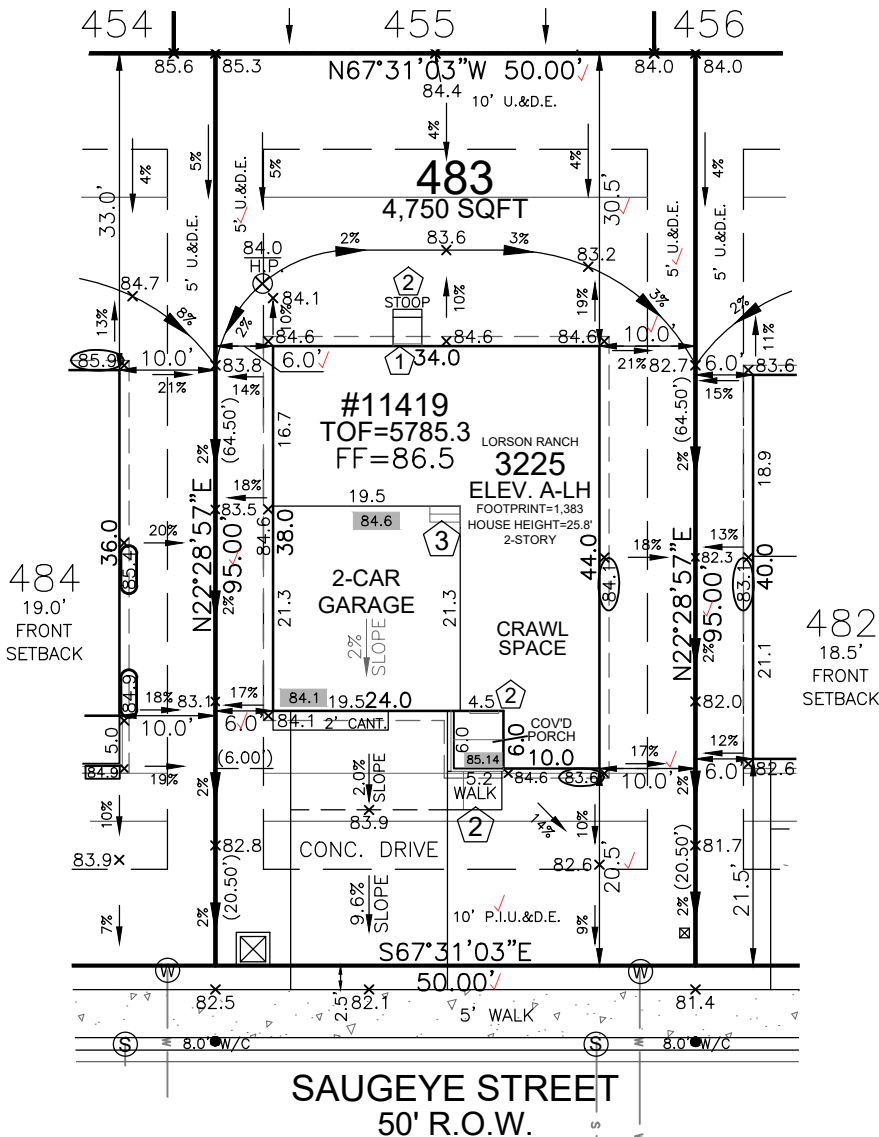
HAYLEY YOUNG, P.E.  
DATE: 05.23.25

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: 05.23.25

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 = 85.3  
GARAGE SLAB = 84.1  
GRADE BEAM = 18"  
(85.3 - 84.1 = 01.2 \* 12 = 14" + 4" = 18")  
\*FROST DEPTH MUST BE MAINTAINED  
LOWERED FINISH GRADE ALONG HOUSE

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= 1,000 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 327 SF  
COVERAGE=32.7 %

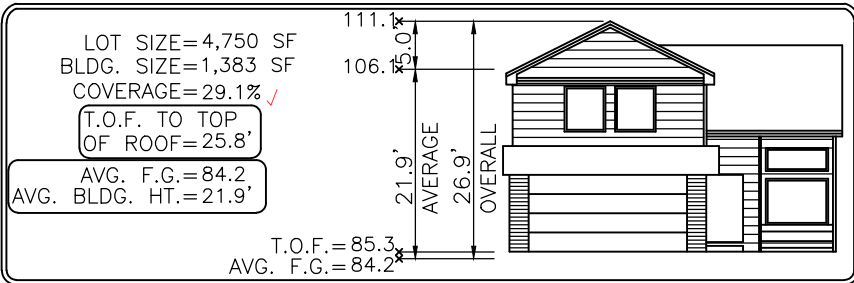
Released for Permit

06/04/2025 11:05:28 AM

REGIONAL  
Building Department  
Becky A  
ENUMERATION



0 20 40  
SCALE: 1"=20'



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

MODEL OPTIONS: 3225-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 11419 SAUGEYE STREET

05.23.25 / LEFT / NAIL TO NAIL=64.00'  
Front 10": N=21774.6773 E=28819.3140  
Rear 10": N=21715.5416 E=28794.8402

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

MINIMUM SETBACKS:

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

DRAWN BY: MM

DATE: 05.23.25



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

# SITE



2023 PPRBC  
2021 IECC

Address: 11419 SAUGEYE ST, COLORADO SPRINGS

Parcel: 5524214035

Plan Track #: 202301 

Received: 04-Jun-2025 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	417
Lower Level 2	936
Main Level	970
Upper Level 1	1341
3664	Total Square Feet

## Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED BECKYA 6/4/2025 11:32:14 AM	(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning
APPROVED Plan Review 06/05/2025 9:10:50 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.