

SFD25553

LOT 494

SCHEDULE NUMBER 5524215001✓

APPROVED
BESQCP

06/09/2025 3:59:01 PM
dsdyounger

EPC Planning & Community
Development Department

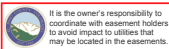
APPROVED
Plan Review

06/09/2025 3:59:06 PM
dsdyounger

EPC Planning & Community
Development Department



PLOT PLAN



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.



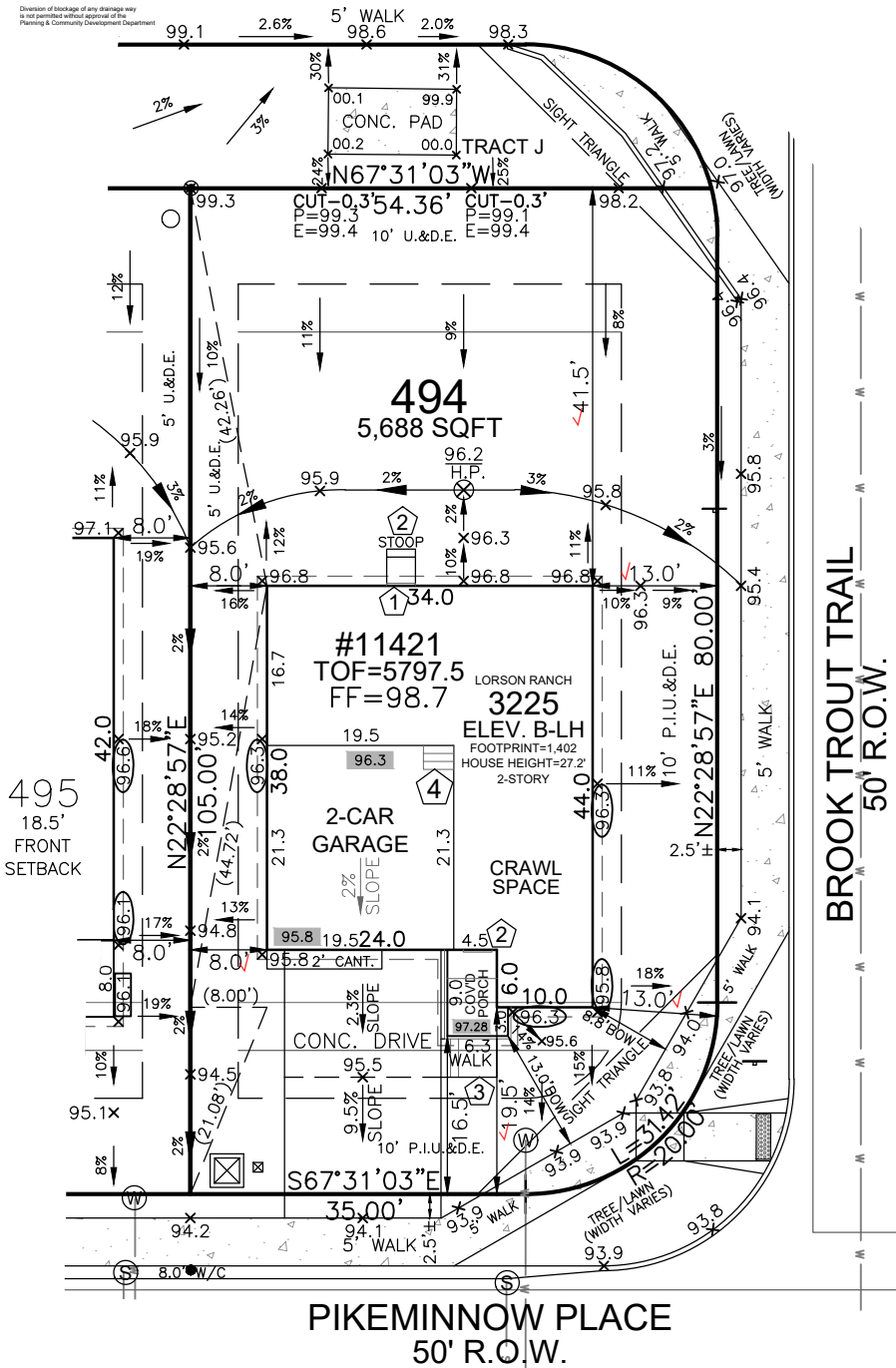
HAYLEY YOUNG, P.E.
DATE: 05.27.25

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: 05.27.25

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 = 97.5

GARAGE SLAB = 95.8

GRADE BEAM = 24"

(97.5 - 95.8 = 01.7 * 12 = 20" + 4" = 24")

*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LEGEND

LOWERED FINISH GRADE:

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

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,012 SF
DRIVE COVERAGE IN
FRONT SETBACK= 327 SF
COVERAGE=32.3 %



Released for Permit

06/09/2025 3:11:57 PM



SCALE: 1"=20'

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

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

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

COUNTY: EL PASO PUD PLAT 14880

ADDRESS: 11421 PIKEMINNOW PLACE✓

05.27.25 / LEFT / NAIL TO NAIL=64.00'
Front 10': N=21513.0884 E=28787.1674
Rear 10': N=21453.9527 E=28762.6936

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

MINIMUM SETBACKS:

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

DRAWN BY: MM

DATE: 05.27.25



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: 11421 PIKEMINNOW PL, COLORADO SPRINGS

Parcel: 5524215001

Plan Track #: 202506

Received: 09-Jun-2025 (AMY)

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 AMY 6/9/2025 3:12:39 PM	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED <u>Plan Review</u> 06/09/2025 4:00:48 PM <i>dsdyounger</i> 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.