

SFD26385

LOT 502

SCHEDULE NUMBER 5524107001

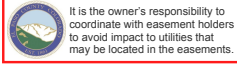


PLOT PLAN

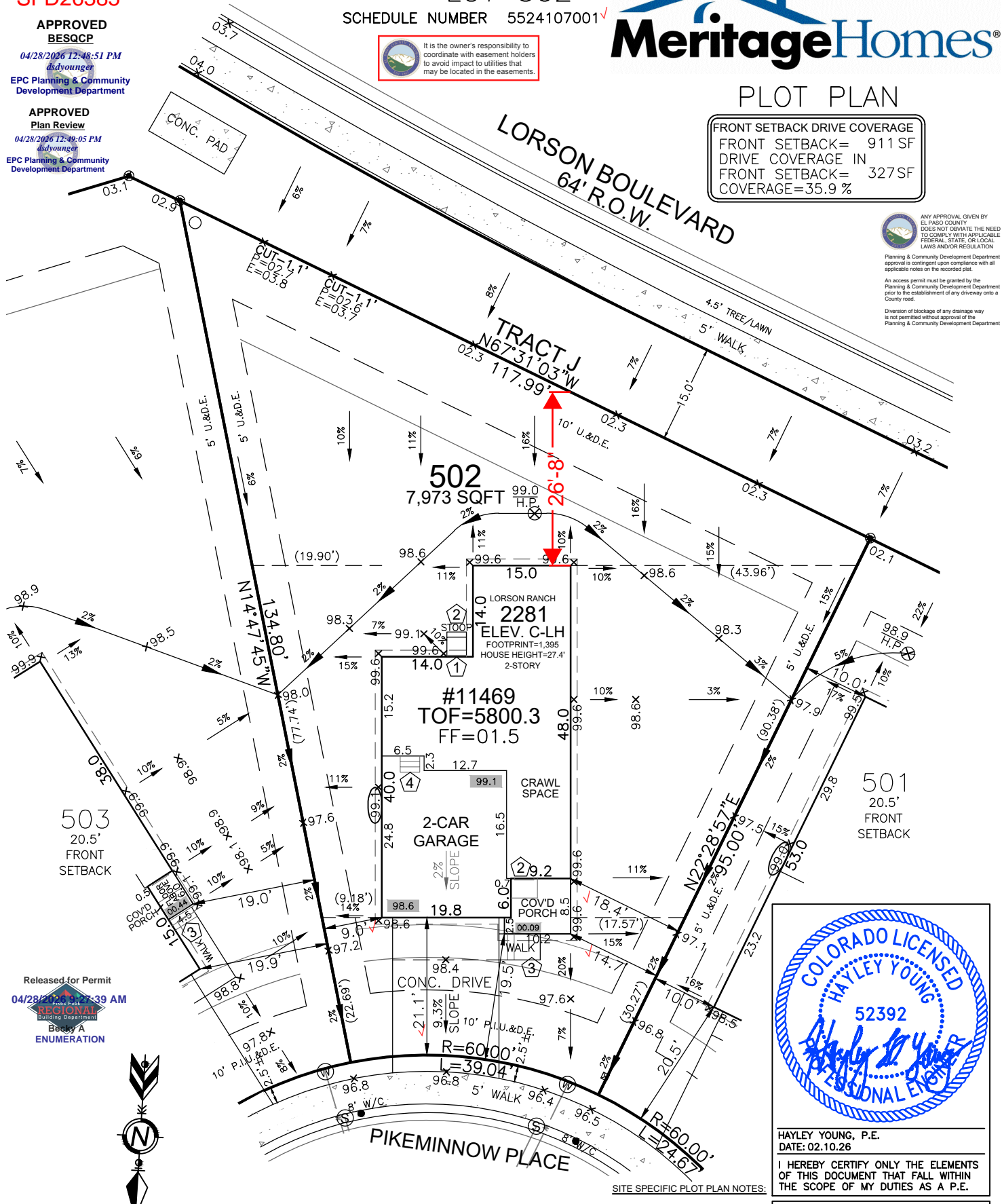
FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 911 SF
DRIVE COVERAGE IN
FRONT SETBACK= 327 SF
COVERAGE=35.9 %

APPROVED
BESQCP
04/28/2026 12:48:51 PM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
04/28/2026 12:49:05 PM
dsdyounger
EPC Planning & Community
Development Department



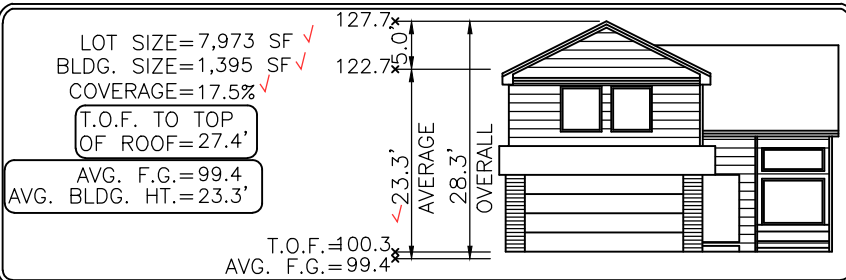
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, LOCAL LAWS AND/OR REGULATION
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
An access permit must be granted by the 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



Released for Permit
04/28/2026 12:39:39 AM
REGIONAL Building Department
Bassy 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.

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 00.3
- GARAGE SLAB = 98.6
- GRADE BEAM = 24"
(00.3 - 98.6 = 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

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



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.

MODEL OPTIONS: 2281-C/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO PUD PLAT 14880
ADDRESS: 11469 PIKEMINNOW PLACE ✓
02.10.26 / LEFT / NAIL TO NAIL=74.00'
Front 10': N=21372.9929 E=29122.1757
Rear 10': N=21299.1361 E=29126.7770

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: 02.10.26



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

SITE



2023 PPRBC
2021 IECC

Address: 11469 PIKEMINNOW PL, COLORADO SPRINGS

Parcel: 5524107001

Plan Track #: 212586 

Received: 28-Apr-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	454	
Lower Level 2	862	
Main Level	903	
Upper Level 1	967	
	3186	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

4/28/2026 9:27:54 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

04/28/2026 12:23:18 PM

REGIONAL Building Department shelley CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/28/2026 12:50:49 PM

dsdyounger

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.