

SFD25610

LOT 406

SCHEDULE NUMBER 5524213021



PLOT PLAN

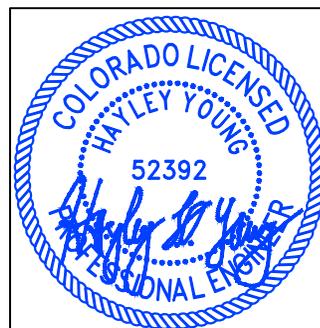
APPROVED
BESQCP
06/19/2025 9:26:06 AM
dsyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
06/19/2025 9:26:12 AM
dsyounger
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.

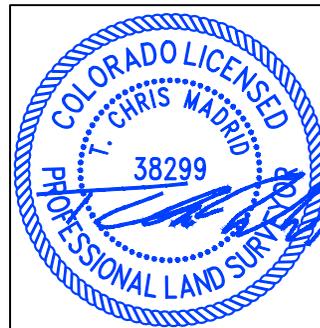
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CONSTITUTE THE NEED FOR COMPLIANCE WITH FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION.

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.
Direction of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.



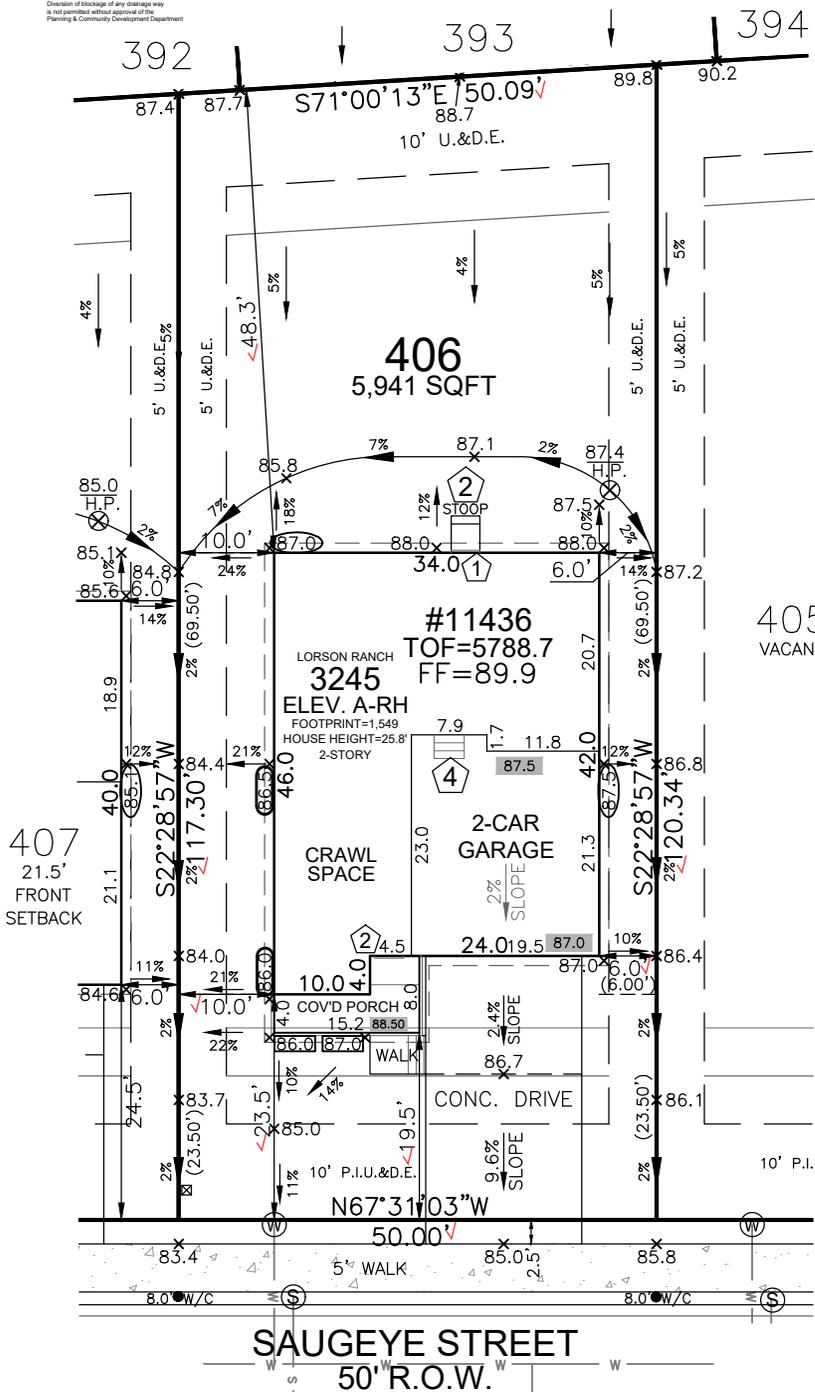
HAYLEY YOUNG, P.E.
DATE: 05.27.25

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.



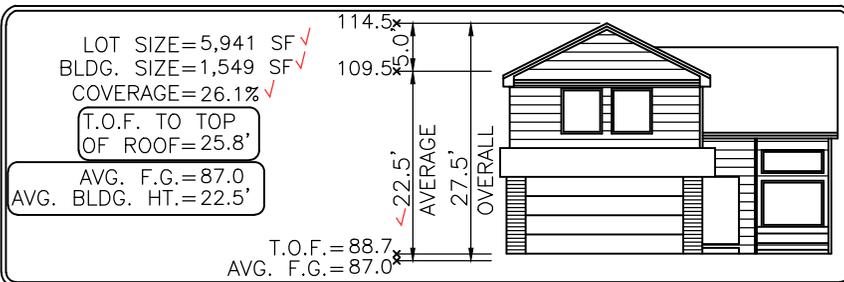
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 88.7
- GARAGE SLAB = 87.0
- GRADE BEAM = 24" (88.7 - 87.0 = 01.7 * 12 = 20" + 4" = 24")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 32"
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION

LEGEND

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

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



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

SCALE: 1"=20'

MODEL OPTIONS: 3245-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO PUD PLAT 14880

05.27.25 / RIGHT / NAIL TO NAIL=66.00'
Front 10': N=21817.0496 E=28910.4436
Rear 10': N=21878.0333 E=28935.6822

ADDRESS: 11436 SAUGEYE STREET

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'
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: 11436 SAUGEYE ST, COLORADO SPRINGS

Parcel: 5524213021

Plan Track #: 202818 

Received: 17-Jun-2025 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	417	
Lower Level 2	1052	
Main Level	1086	
Upper Level 1	1403	
	3958	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BRENT

6/17/2025 3:19:46 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/19/2025 9:26:45 AM

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.