

SFD25610



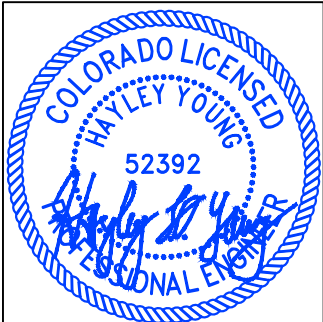
LOT 406

SCHEDULE NUMBER 5524213021✓

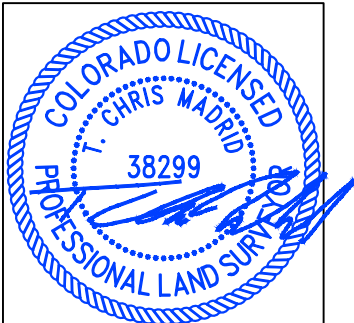
APPROVED  
BESQCP  
06/19/2025 9:26:06 AM  
dsdyounger  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
06/19/2025 9:26:12 AM  
dsdyounger  
EPC Planning & Community  
Development Department

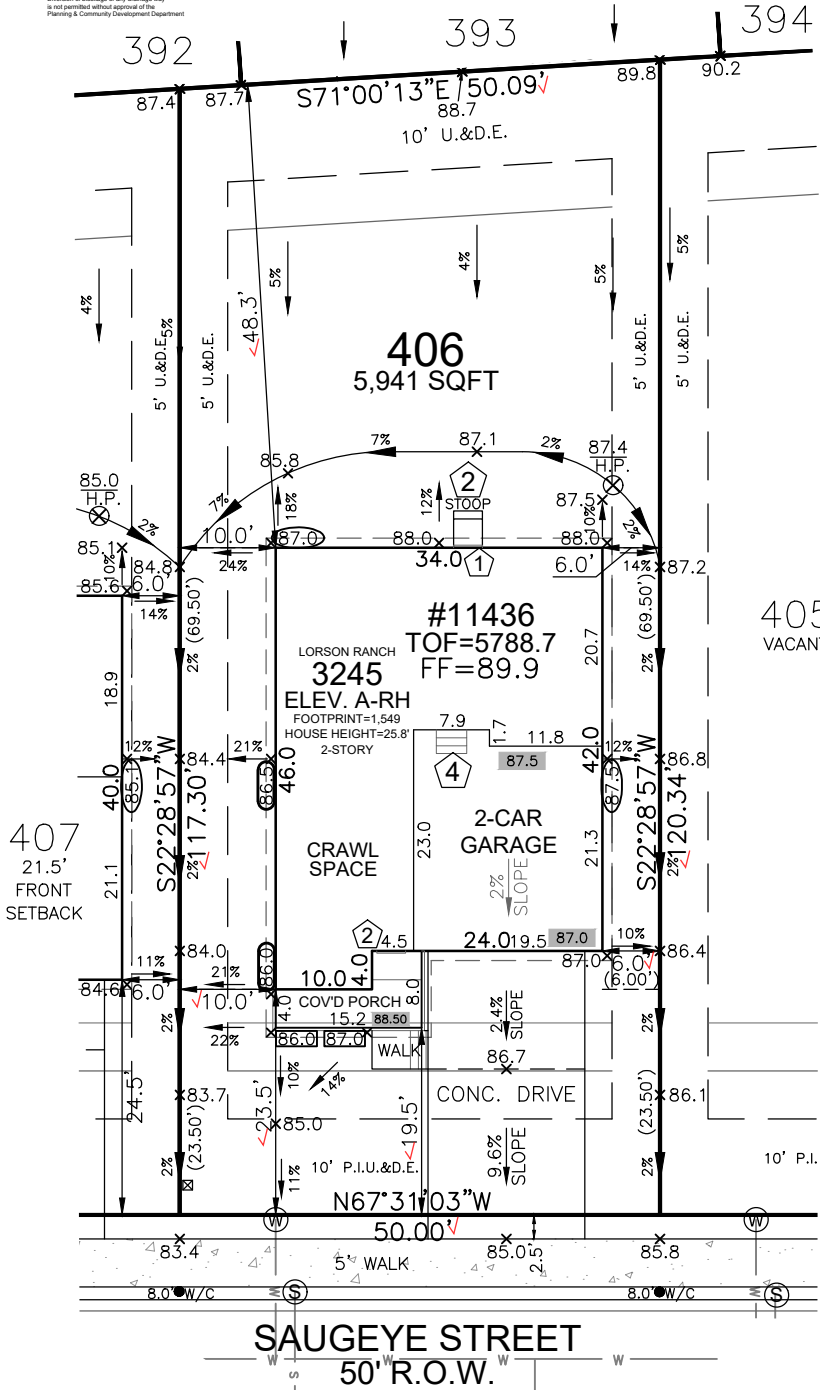
PLOT PLAN



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

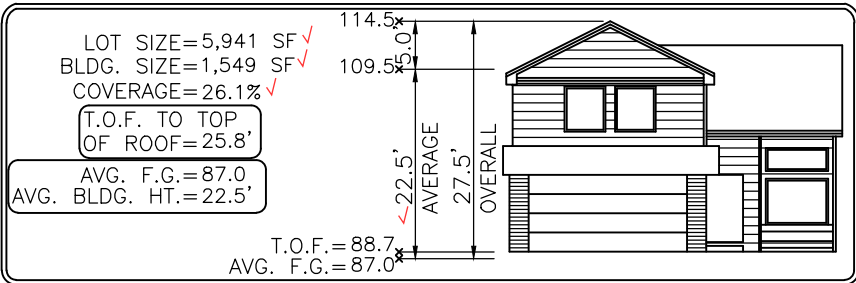
LEGEND

LOWERED FINISH GRADE:	
XX.X	HOUSE
XX.X	PORCH
XX.X	GARAGE/CRAWL SPACE
XX.X	FOUNDATION STEP
XX	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 %



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: 3245-A/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO PUD PLAT 14880

ADDRESS: 11436 SAUGEYE STREET ✓

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

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

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


# 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

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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.