



LOT 476

SCHEDULE NUMBER 5524214028

SFD241111
PLAT 14880
ZONE PUD

PLOT PLAN

APPROVED
Plan Review
12/04/2024 6:34:23 PM
dsdarchuleta
EPC Planning & Community
Development Department

APPROVED
BESQCP
12/04/2024 6:34:30 PM
dsdarchuleta
EPC Planning & Community
Development Department



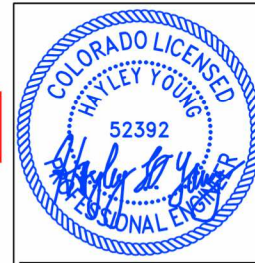
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIGATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

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.

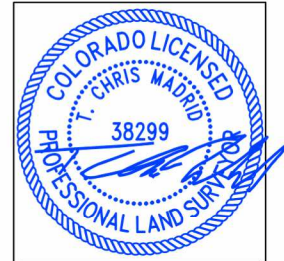


It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



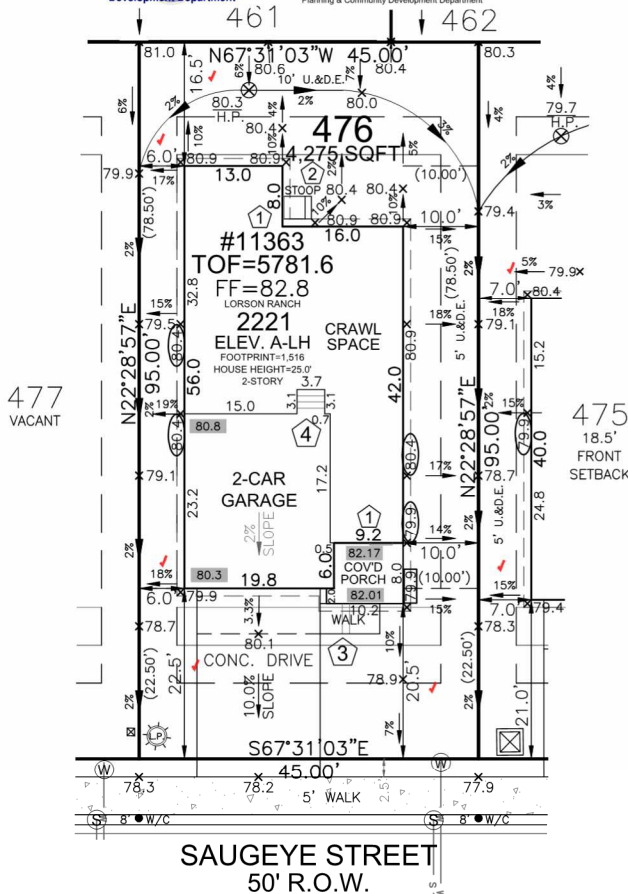
HAYLEY YOUNG, P.E.
DATE: 10.07.24

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: 10.07.24

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



Released for Permit
12/04/2024 11:15:39 AM
brent
ENUMERATION

LEGEND

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

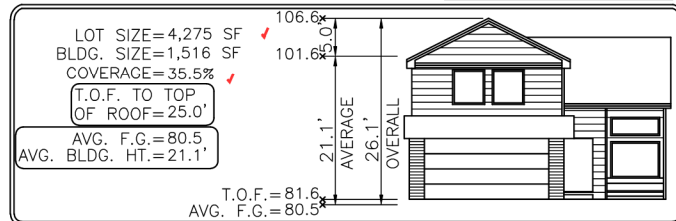
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 81.6
- GARAGE SLAB = 80.3
- GRADE BEAM = 20"
(81.6 - 80.3 = 01.3 * 12 = 16" + 4" = 20")
*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 900 SF
DRIVE COVERAGE IN
FRONT SETBACK = 327 SF
COVERAGE = 36.3 %



SCALE: 1"=20'



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

MODEL OPTIONS: 2221-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 11363 SAUGEYE STREET

MINIMUM SETBACKS:
FRONT: 15'
GARAGE: 20'
REAR: 15'
CORNER: 10'

DRAWN BY: KM

DATE: 10.07.24



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



Parcel: 5524214028

Address: 11363 SAUGEYE ST, COLORADO SPRINGS

Plan Track #: 196677  Received: 04-Dec-2024 (BRENT)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	459
Lower Level 2	983
Main Level	1022
Upper Level 1	1270
3734 Total Square Feet	

Enumeration
APPROVED
BRENT
12/4/2024 11:15:49 AM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
12/04/2024 6:35:00 PM
Asdar Chuleta
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.