

FILE - SFD25557  
ZONING - PUD  
PLAT - 14880



LOT 408

SCHEDULE NUMBER 5524213023

PLOT PLAN

APPROVED  
Plan Review

06/11/2025 12:59:37 PM  
dsdmas

EPC Planning & Community  
Development Department



ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT CONSTITUTE 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 rules 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 storage of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department.

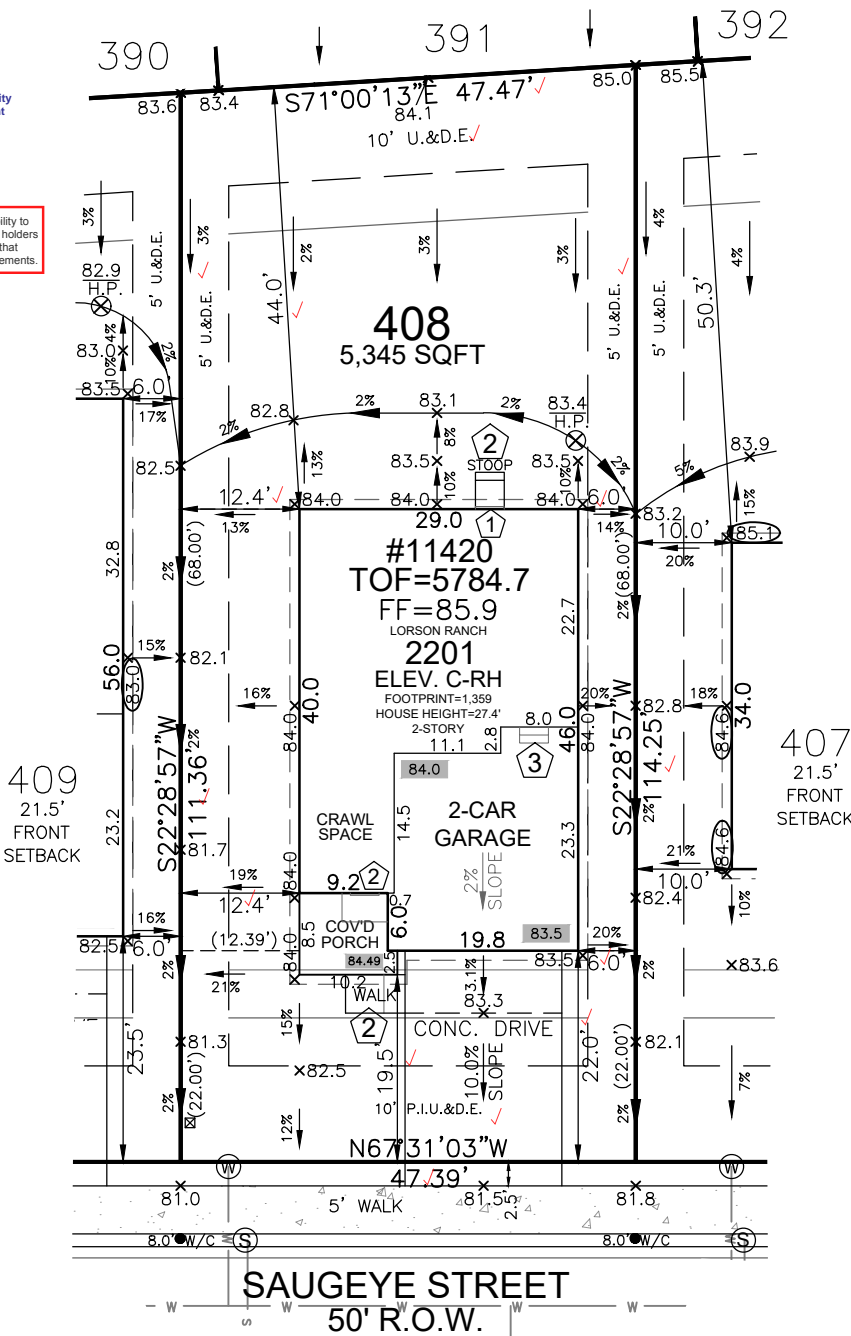
APPROVED  
BESQCP

06/11/2025 1:00:11 PM  
dsdmas

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.



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 = 84.7  
GARAGE SLAB = 83.5  
GRADE BEAM = 18"  
(84.7 - 83.5 = 01.2 \* 12 = 14" + 4" = 18")  
\*FROST DEPTH MUST BE MAINTAINED

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

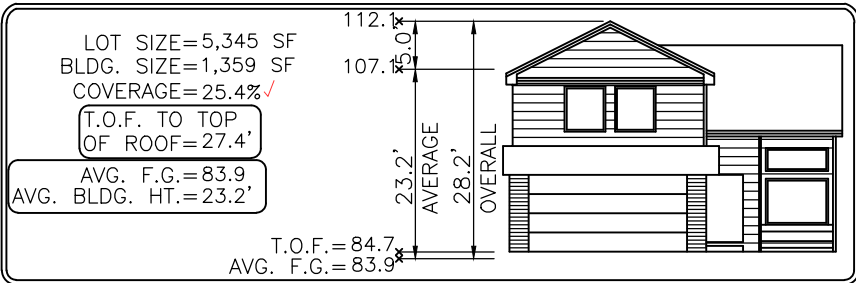
FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 948 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 327SF  
COVERAGE=34.5 %



Released for Permit  
06/09/2025 2:48:13 PM  
REGIONAL  
Building Department

amy  
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.

MODEL OPTIONS: 2201-C/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

05.27.25 / RIGHT / NAIL TO NAIL=66.00'  
Front 10': N=21853.9039 E=28817.4704  
Rear 10': N=21914.8876 E=28842.7090

ADDRESS: 11420 SAUGEYE STREET

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

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: 11420 SAUGEYE ST, COLORADO SPRINGS

Parcel: 5524213023

Plan Track #: 202500 

Received: 09-Jun-2025 (AMY)

## Description:

### RESIDENCE


Type of Unit:

Garage	423
Lower Level 2	859
Main Level	898
Upper Level 1	1213
3393	Total Square Feet

## Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED AMY 6/9/2025 2:50:13 PM	(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> 06/11/2025 1:04:04 PM  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.