

FILE - SFD25565
ZONING - PUD
PLAT - 14880



PLOT PLAN

LOT 484

SCHEDULE NUMBER 5524214036

APPROVED
Plan Review
06/12/2025 9:03:21 AM
dsdmaes
EPC Planning & Community
Development Department

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

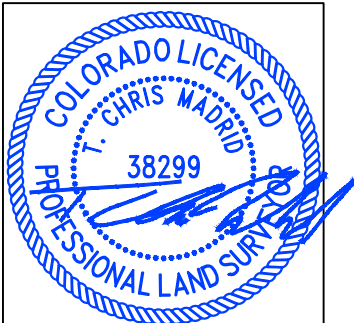
APPROVED
BESQCP
06/12/2025 9:03:41 AM
dsdmaes
EPC Planning & Community
Development Department

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



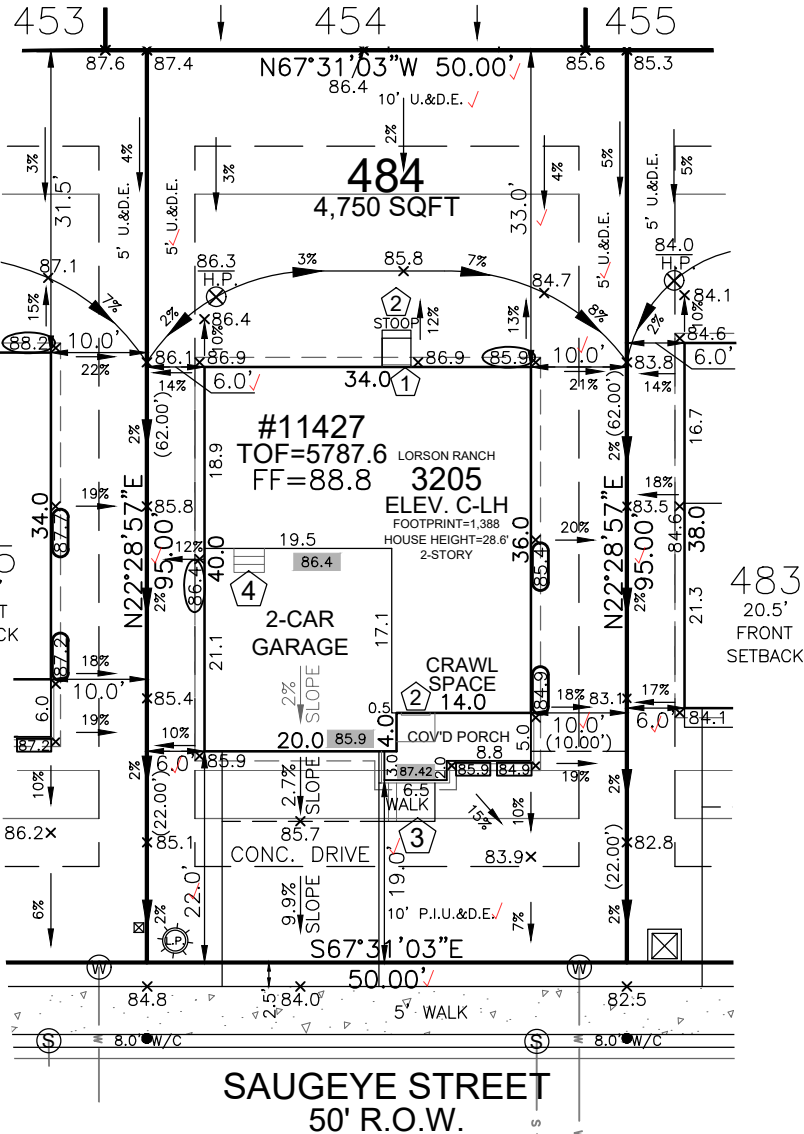
HAYLEY YOUNG, P.E.
DATE: 05.23.25

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: 05.23.25

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 = 87.6
- GARAGE SLAB = 85.9
- GRADE BEAM = 24"
(87.6 - 85.9 = 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

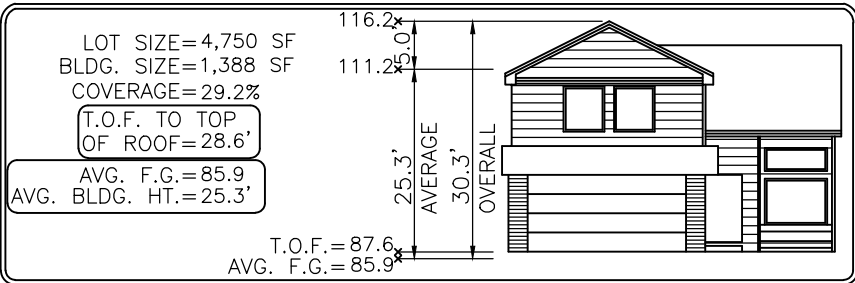
LEGEND

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 %



Released for Permit
06/09/2025 2:59:56 PM
REGIONAL
Building Department
amy
ENUMERATION



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

MODEL OPTIONS: 3205-C/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

05.23.25 / LEFT / NAIL TO NAIL=60.00'
Front 10': N=21754.1712 E=28864.9402
Rear 10': N=21698.7314 E=28841.9960

ADDRESS: 11427 SAUGEYE STREET

MINIMUM SETBACKS:

FRONT: 15' SIDE: 5'
GARAGE: 20'
REAR: 15'
CORNER: 10'

DRAWN BY: MM

DATE: 05.23.25



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: 11427 SAUGEYE ST, COLORADO SPRINGS

Parcel: 5524214036

Plan Track #: 202503 

Received: 09-Jun-2025 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	419
Lower Level 2	886
Main Level	909
Upper Level 1	1172
	3386 Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED AMY 6/9/2025 3:01:14 PM	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED Plan Review 06/12/2025 9:05:46 AM  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.