

SFD241110
 PLAT 14880
 PUD

LOT 413

SCHEDULE NUMBER 5524213028



PLOT PLAN

APPROVED
Plan Review
 12/05/2024 10:55:58 AM
 dsdrangel
 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.

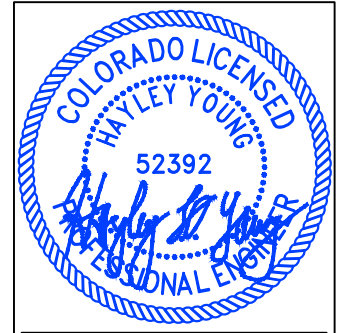
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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.

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

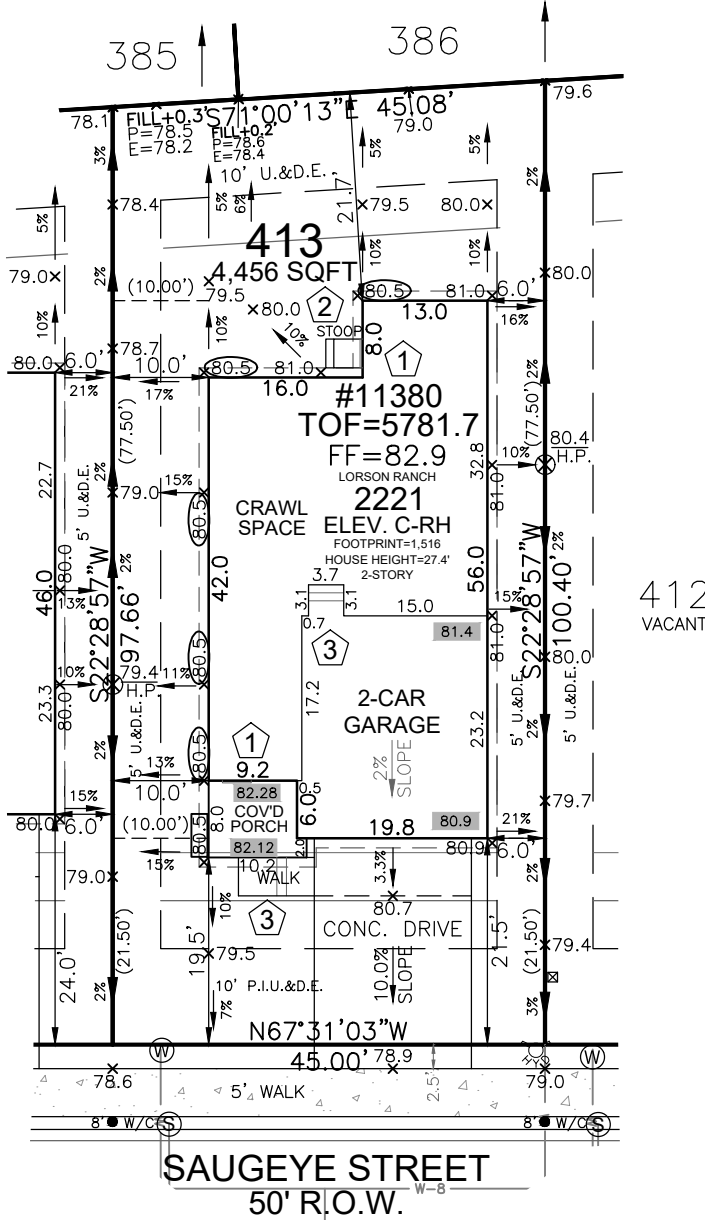
APPROVED
BESQCP
 12/05/2024 10:56:08 AM
 dsdrangel
 EPC Planning & Community
 Development Department



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.



414
 21.5'
 FRONT
 SETBACK

412
 VACANT

Released for Permit
 12/04/2024 11:11:01 AM
 REGIONAL Building Department
 brent
 ENUMERATION

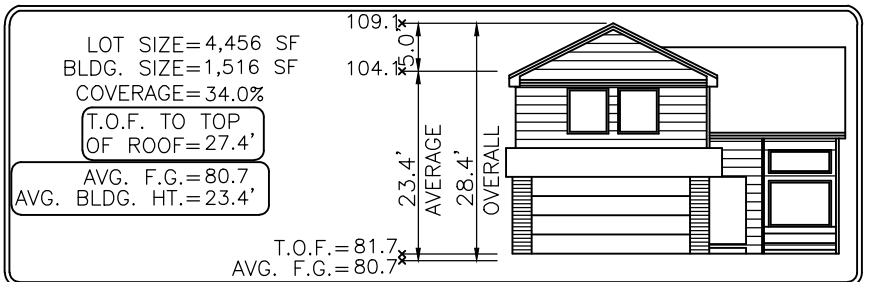
LEGEND

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

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 81.7
- GARAGE SLAB = 80.9
- GRADE BEAM = 14" (81.7 - 80.9 = 00.8 * 12 = 10" + 4" = 14")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

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



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

SCALE: 1"=20'

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

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 11380 SAUGEYE STREET

MINIMUM SETBACKS:

FRONT: 15' SIDE: 5'
 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

Address: 11380 SAUGEYE ST, COLORADO SPRINGS

Parcel: 5524213028

Plan Track #: 196676 

Received: 04-Dec-2024 (BRENT)

Description:

RESIDENCE


Type of Unit:

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

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 12/4/2024 11:11:12 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>12/05/2024 10:56:32 AM</i>  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.