

SFD26768  
PLAT-14880  
PUD

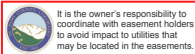


LOT 249✓

SCHEDULE NUMBER 5513302042✓

## PLOT PLAN

APPROVED  
Plan Review  
08/31/2026 3:22:59 PM  
dsdhills  
EPC Planning & Community  
Development Department



NOT IN WUI

### REVISIONS:

08.11.26 - ADDED NORTH ORIENTATION ARROW/DEGREES  
PER BUILDER REQUEST. MM



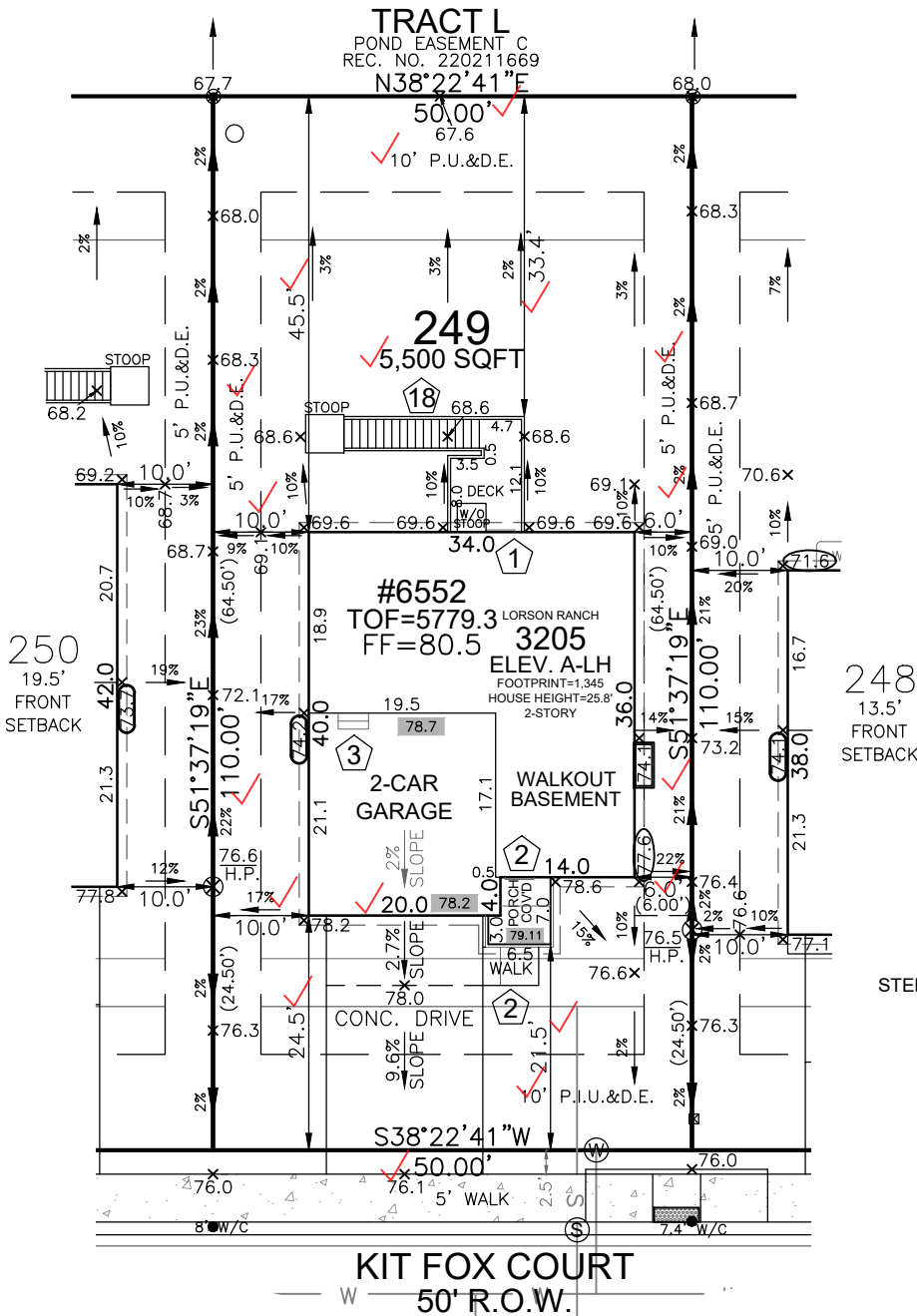
HAYLEY YOUNG, P.E.  
DATE: 08.11.26

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: 08.11.26

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 = 79.3

GARAGE SLAB = 78.2

GRADE BEAM = 17"  
(79.3 - 78.2 = 01.1 \* 12 = 13" + 4" = 17")  
\*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE  
STEP FOUNDATION AT LOCATIONS INDICATED

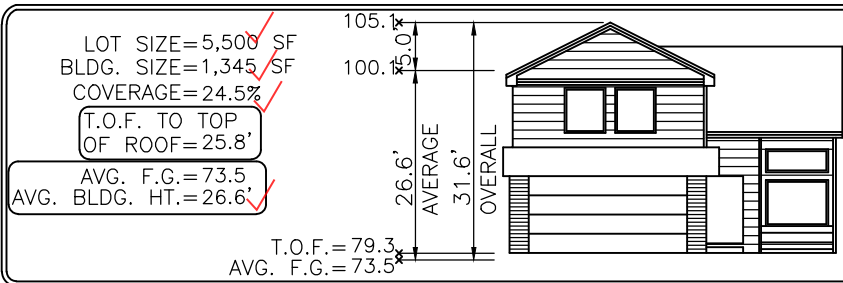
POUR TALLER WALL IN GARAGE  
TO MAINTAIN FROST PROTECTION

### 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 %



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

MODEL OPTIONS: 3205-A/2-CAR/WALKOUT BSMT/9' WALLS

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

COUNTY: EL PASO

ADDRESS: 6552 KIT FOX COURT ✓

07.31.26 / LEFT / NAIL TO NAIL=70.00'  
Front 10': N=22738.5958 E=28647.5149  
Rear 20': N=22782.0551 E=28592.6397

### 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: 10.30.24

### MINIMUM SETBACKS:

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

DRAWN BY: KM

DATE: 07.31.26



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# SITE



**2023 PPRBC**  
**2024 IECC and CO MERSRC**

**Address: 6552 KIT FOX CT, COLORADO SPRINGS**

**Parcel: 5513302042**

**Plan Track #: 216401**

**Received: 28-Aug-2026 (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 (3)

### Enumeration

**APPROVED**

**AMY**

**8/28/2026 9:31:06 AM**

### Floodplain

**(N/A) RBD GIS**

### Construction

Released for Permit

**08/28/2026 1:17:25 PM**



## Required Outside Departments (2)

### County Zoning

**APPROVED**

**Plan Review**

**08/31/2026 3:24:15 PM**



### Security Fire

**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.**