

LOT 499

SCHEDULE NUMBER 5524215006

Released for Permit

04/28/2026 7:22:56 AM



Becky A
ENUMERATION



PLOT PLAN

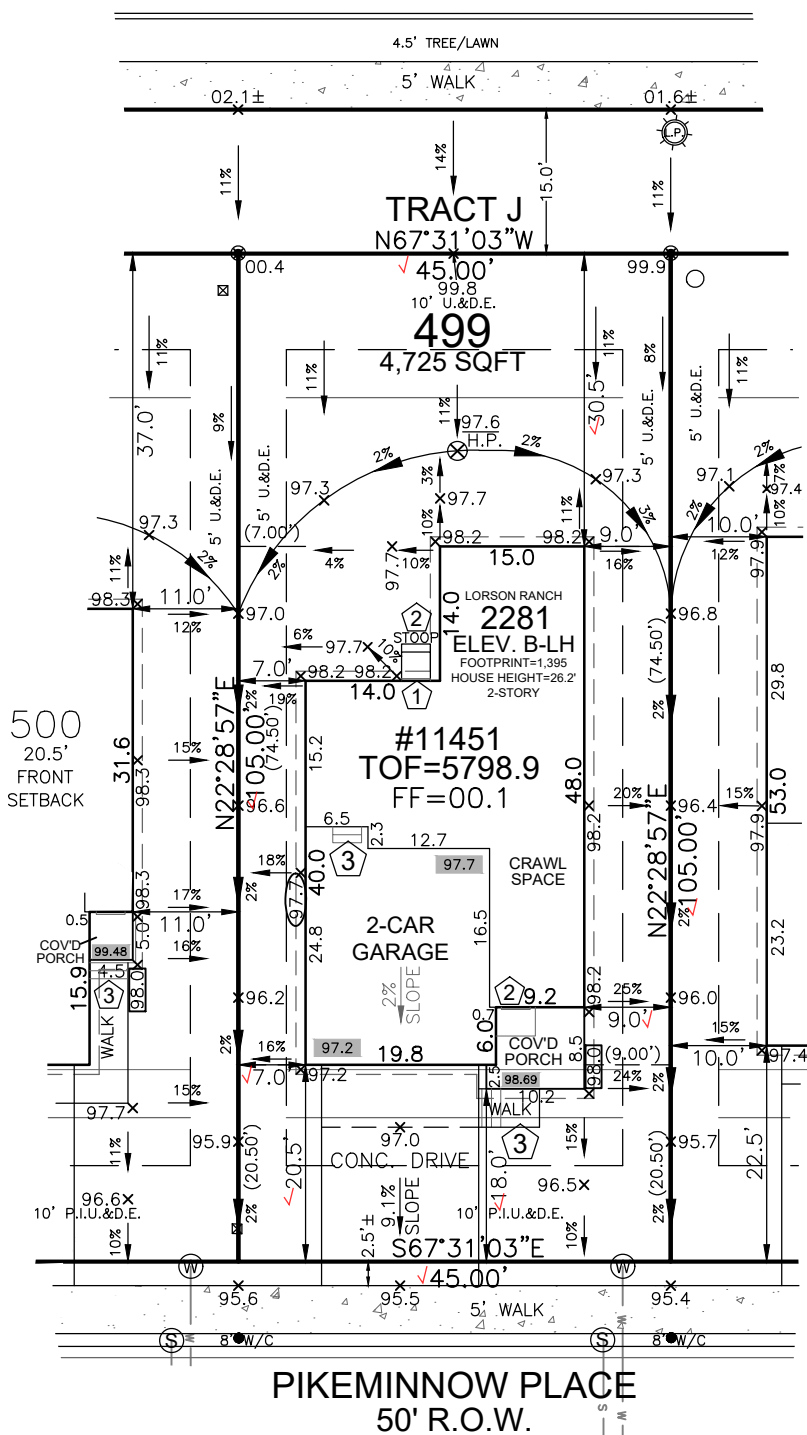


HAYLEY YOUNG, P.E.
DATE: 02.10.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
DATE: 02.10.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

LORSON BOULEVARD
64' R.O.W.



SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 98.9
- GARAGE SLAB = 97.2
- GRADE BEAM = 24"
- (98.9 - 97.2 = 01.7 * 12 = 20" + 4" = 24")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 11"

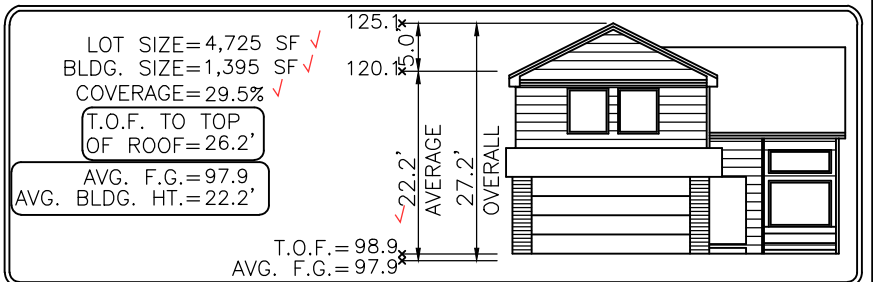
LEGEND

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= 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: 2281-B/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO PUD PLAT 14880

02.10.26 / LEFT / NAIL TO NAIL=74.00'
Front 10': N=21425.7413 E=28995.6080
Rear 10': N=21357.3657 E=28967.3102

ADDRESS: 11451 PIKEMINNOW PLACE ✓

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: 10.02.24

MINIMUM SETBACKS:

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

DRAWN BY: MM

DATE: 02.10.26



6841 South Yosemite Street #100
Centennial, CO 80112 USA
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Fax: (303) 850-0711
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SITE



2023 PPRBC
2021 IECC

Address: 11451 PIKEMINNOW PL, COLORADO SPRINGS

Parcel: 5524215006

Plan Track #: 212566 

Received: 28-Apr-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	454	
Lower Level 2	862	
Main Level	903	
Upper Level 1	967	
	3186	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

4/28/2026 7:33:26 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

04/28/2026 12:18:18 PM



Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/29/2026 9:54:55 AM

dsdyounger

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.