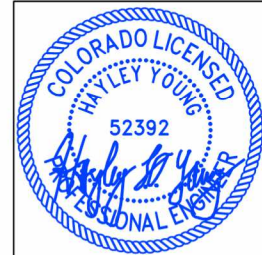
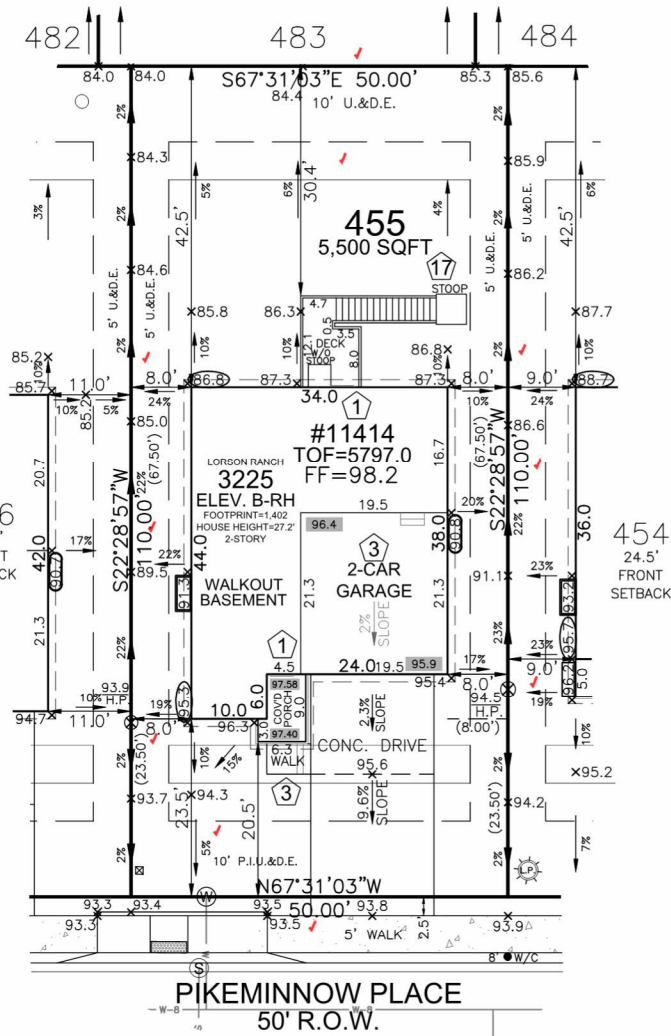




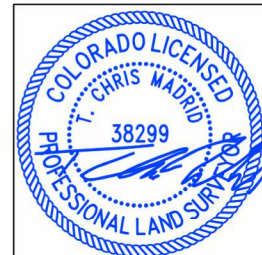
PLOT PLAN

LOT 455

SCHEDULE NUMBER 5524214007



HAYLEY YOUNG, P.E.  
DATE: 10.08.24  
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: 10.08.24  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

Released for Permit  
12/04/2024 11:25:48 AM  
brant  
ENUMERATION

SFD241113  
PLAT 14880  
ZONE PUD

APPROVED  
Plan Review  
12/04/2024 7:02:33 PM  
didarchulela  
EPC Planning & Community  
Development Department

APPROVED  
BESQCP  
12/04/2024 7:02:40 PM  
didarchulela  
EPC Planning & Community  
Development Department

SITE SPECIFIC PLOT PLAN NOTES:  
TOF = 97.0  
GARAGE SLAB = 95.9  
GRADE BEAM = 17"  
(97.0 - 95.9 = 01.1 \* 12 = 13" + 4" = 17")  
\*FROST DEPTH MUST BE MAINTAINED

LEGEND

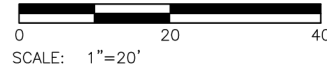
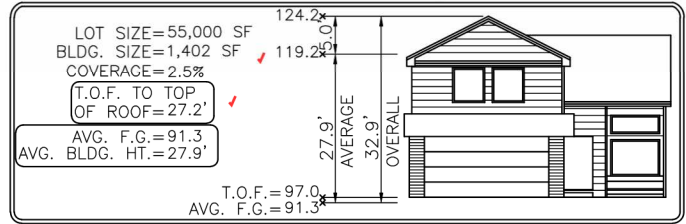
XX.X	LOWERED FINISH GRADE:
XX.X	HOUSE
XX.X	PORCH
XX.X	GARAGE/CRAWL SPACE
XX.X	FOUNDATION STEP
XX	CONCRETE
X	RISER COUNT
XX.X	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION

LOWERED FINISH GRADE ALONG HOUSE  
STEP FOUNDATION AT LOCATIONS INDICATED  
POUR TALLER WALL IN GARAGE  
TO MAINTAIN FROST PROTECTION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK = 1,000 SF  
DRIVE COVERAGE IN  
FRONT SETBACK = 327 SF  
COVERAGE = 32.7 %

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT IMPLY 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.  
Division of blockage of any drainage way is not permitted without approval of the 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.



MODEL OPTIONS: 3225-B/2-CAR/WALKOUT BSMT/9' WALLS	
SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1	
COUNTY: EL PASO	
ADDRESS: 11414 PIKEMINNOW PLACE	
MINIMUM SETBACKS: FRONT: 15' GARAGE: 20' REAR: 15' CORNER: 10'	DRAWN BY: KM DATE: 10.08.24
<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> <li>PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.</li> <li>PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.</li> <li>EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.</li> <li>PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.</li> <li>LOT CORNER ELEVATION CHECK: 04.10.24</li> </ul>	
<p>8841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net</p>	

# SITE

2023 PPRBC  
2021 IECC



Parcel: 5524214007

Address: 11414 PIKEMINNOW PL, COLORADO SPRINGS

Plan Track #: 196681  Received: 04-Dec-2024 (BRENT)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	417
Lower Level 2	936
Main Level	970
Upper Level 1	1341
3664 Total Square Feet	

Required PPRBD Departments (2)

Enumeration  
**APPROVED**  
BRENT  
12/4/2024 11:26:04 AM

Floodplain  
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
12/04/2024 7:03:06 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.