

LOT 500

SCHEDULE NUMBER 5524215007

Released for Permit

04/28/2026 9:01:06 AM



Becky A
ENUMERATION



PLOT PLAN

LORSON BOULEVARD
64' R.O.W.

SFD26383

APPROVED
BESQCP

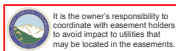
04/28/2026 12:41:15 PM
dsdyounger

EPC Planning & Community
Development Department

APPROVED
Plan Review

04/28/2026 12:41:21 PM
dsdyounger

EPC Planning & Community
Development Department



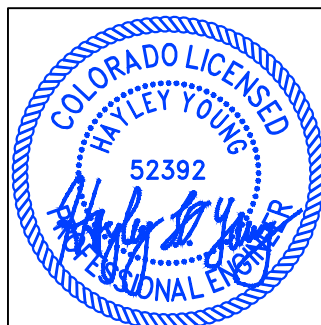
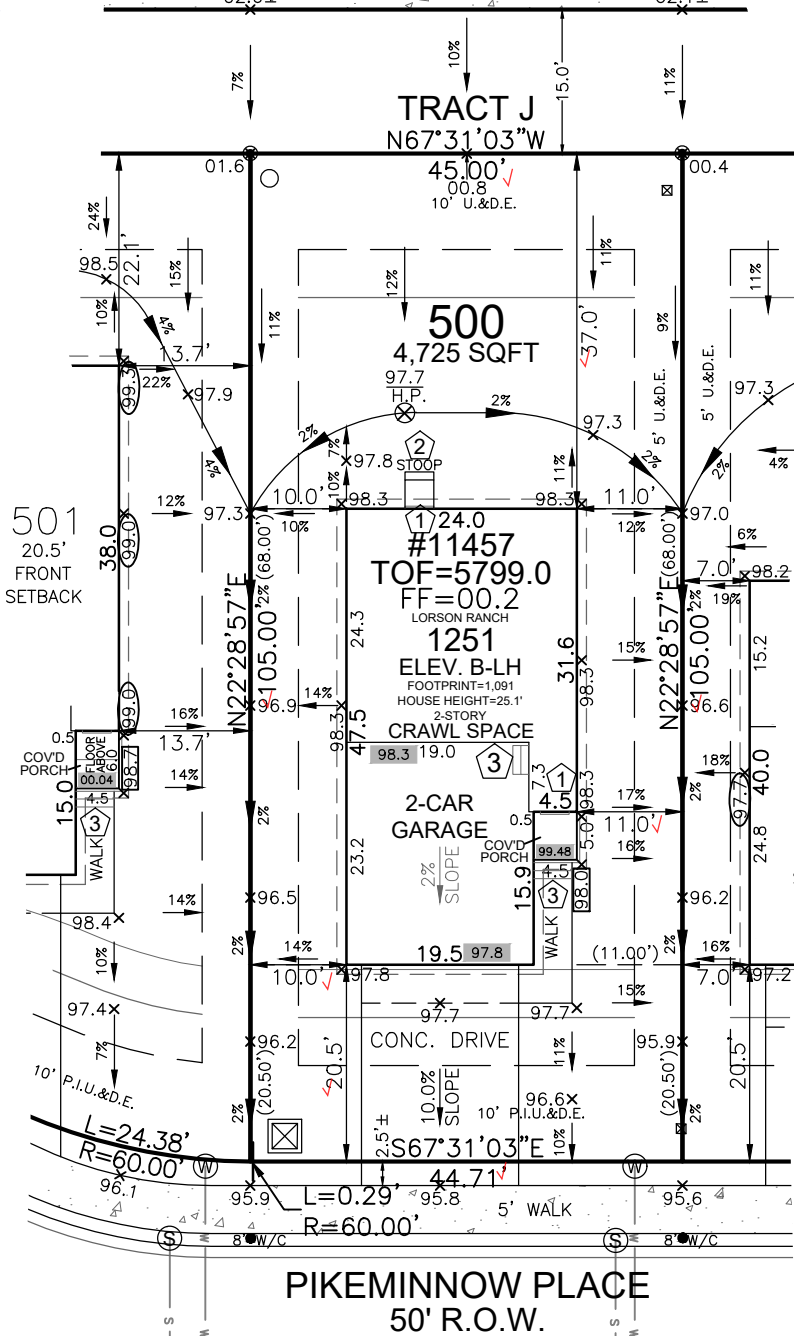
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT IMPLY THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the record 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 backlogs of any drainage way is not permitted without approval of the Planning & Community Development Department.



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.

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 99.0
- GARAGE SLAB = 97.8
- GRADE BEAM = 18"
- 18.0' FRONT SETBACK
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE AT PORCH 12"

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 %

LOT SIZE=4,725 SF ✓
BLDG. SIZE=1,091 SF ✓
COVERAGE= 23.1% ✓

T.O.F. TO TOP OF ROOF=25.1'

AVG. F.G.=98.1
AVG. BLDG. HT.=21.0'

T.O.F.=99.0
AVG. F.G.=98.1

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

SCALE: 1"=20'

MODEL OPTIONS: 1251-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=67.50'
Front 10': N=21409.6804 E=29034.4158
Rear 10': N=21347.3107 E=29008.6036

ADDRESS: 11457 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
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

SITE



2023 PPRBC
2021 IECC

Address: 11457 PIKEMINNOW PL, COLORADO SPRINGS

Parcel: 5524215007

Plan Track #: 212582 

Received: 28-Apr-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	449	
Lower Level 2	282	
Main Level	619	
Upper Level 1	901	
	2251	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

4/28/2026 9:01:23 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

04/28/2026 12:22:42 PM

REGIONAL Building Department

shelley

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/28/2026 12:42:25 PM

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.