

LOT 498

SCHEDULE NUMBER 5524215005 ✓

Released for Permit

04/28/2026 7:45:20 AM

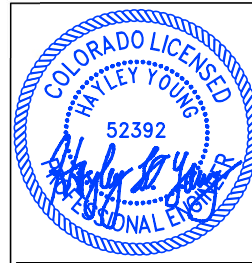
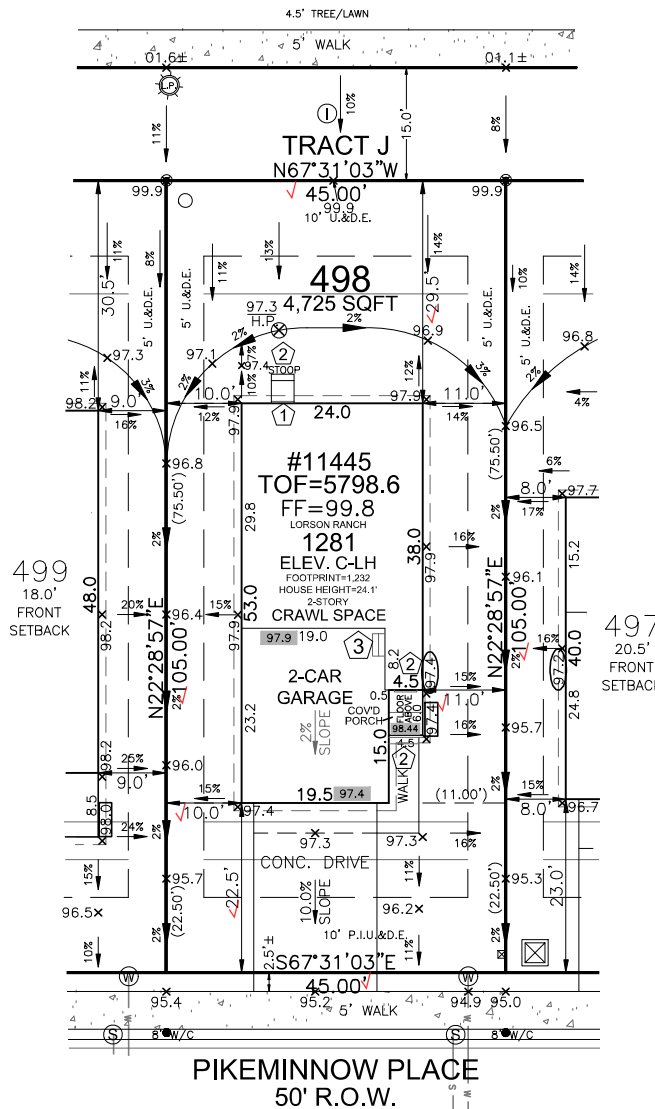


Becky A  
ENUMERATION



PLOT PLAN

LORSON BOULEVARD  
64' R.O.W.



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 = 98.6
- GARAGE SLAB = 97.4
- GRADE BEAM = 18"
- (98.6 - 97.4 = 01.2' x 12 = 14' + 4" = 18")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"

LEGEND

	LOWERED FINISH GRADE
	HOUSE
	PORCH
	GARAGE/CRAWL SPACE
	FOUNDATION STEP
	CONCRETE
	RISER COUNT
	CONCRETE ELEVATION
	GRADING PLAN ELEVATION

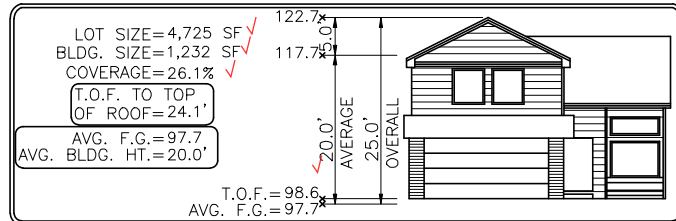
FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK = 900 SF  
DRIVE COVERAGE IN  
FRONT SETBACK = 327 SF  
COVERAGE = 36.3 %

SFD26392

APPROVED BESOPC 04/29/2026 10:02:00 AM  
APPROVED Plan Review 04/29/2026 10:02:00 AM  
EPC Planning & Community Development Department



SCALE: 1"=20'



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

MODEL OPTIONS: 1281-C/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=73.00'  
Front 10': N=21442.2487 E=28950.4914  
ADDRESS: 11445 PIKEMINNOW PLACE ✓ Rear 10': N=21374.7970 E=28922.5760

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 PLAN 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



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Centennial, CO 80112 USA  
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# SITE



2023 PPRBC  
2021 IECC

Address: 11445 PIKEMINNOW PL, COLORADO SPRINGS

Parcel: 5524215005

Plan Track #: 212569 

Received: 28-Apr-2026 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	449	
Lower Level 2	348	
Main Level	756	
Upper Level 1	1085	
	2638	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**BECKYA**

**4/28/2026 7:45:53 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**04/28/2026 12:19:00 PM**

**REGIONAL Building Department**

**shelley**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**04/29/2026 10:03:13 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.