

**FILE - SFD25564**  
**ZONING - PUD**  
**PLAT - 14880**



**PLOT PLAN**

**LOT 407**

**SCHEDULE NUMBER 5524213022**

**APPROVED**  
**Plan Review**

06/11/2025 3:34:32 PM  
 dsdmas

**EPC Planning & Community**  
**Development Department**

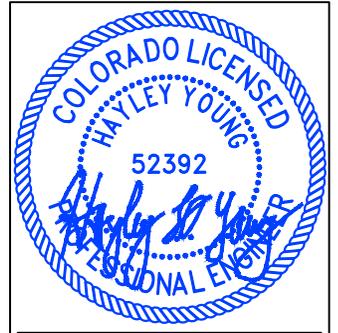
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

**APPROVED**  
**BESQCP**

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 dsdmas

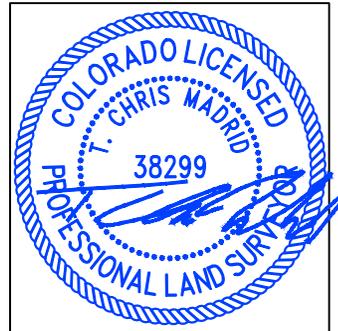
**EPC Planning & Community**  
**Development Department**

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



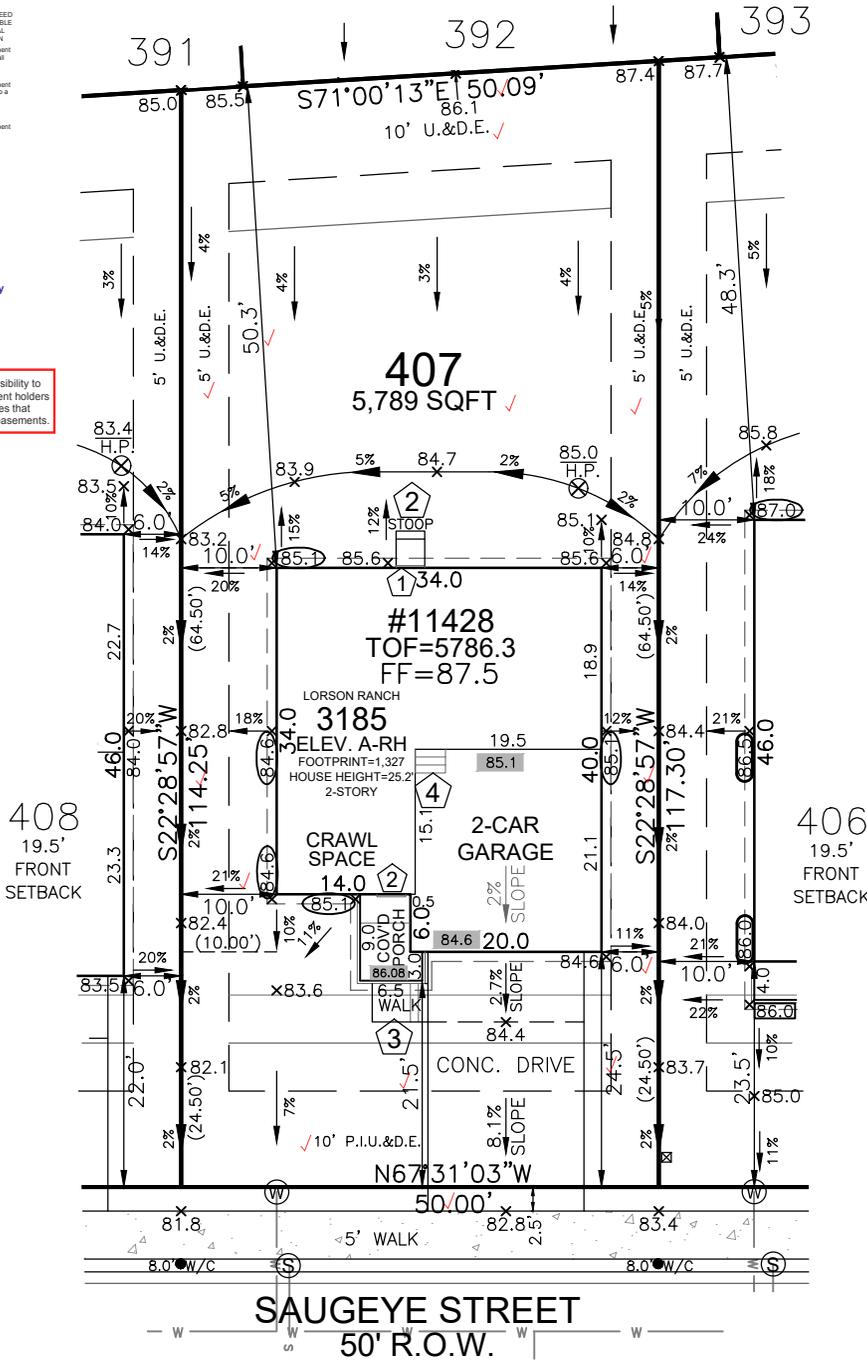
**HAYLEY YOUNG, P.E.**  
 DATE: 05.27.25

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: 05.27.25

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 = 86.3
- GARAGE SLAB = 84.6
- GRADE BEAM = 24"
- (86.3 - 84.6 = 01.7 \* 12 = 20" + 4" = 24")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE

**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 %

LOT SIZE=5,789 SF  
 BLDG. SIZE=1,327 SF  
 COVERAGE= 22.9% ✓

T.O.F. TO TOP OF ROOF=25.2'

AVG. F.G.= 85.0  
 AVG. BLDG. HT.= 21.5'

T.O.F.= 86.3  
 AVG. F.G.= 85.0

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

SCALE: 1"=20'

MODEL OPTIONS: 3185-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

05.27.25 / RIGHT / NAIL TO NAIL=60.00'  
 Front 10': N=21837.0937 E=28864.6262  
 Rear 10': N=21892.5335 E=28887.5704

ADDRESS: 11428 SAUGEYE STREET

**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: 04.10.24

**MINIMUM SETBACKS:**

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

DRAWN BY: MM

DATE: 05.27.25



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 E-mail: info@bjsurvey.net

Released for Permit  
 06/09/2025 2:52:51 PM  
 REGIONAL Building Department  
 amy  
 ENUMERATION



# SITE



2023 PPRBC  
2021 IECC

Address: 11428 SAUGEYE ST, COLORADO SPRINGS

Parcel: 5524213022

Plan Track #: 202501 

Received: 09-Jun-2025 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	420	
Lower Level 2	857	
Main Level	890	
Upper Level 1	1044	
	3211	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**AMY**

**6/9/2025 2:53:07 PM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*06/11/2025 3:37:10 PM*

*dsdmaes*

**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.