

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.

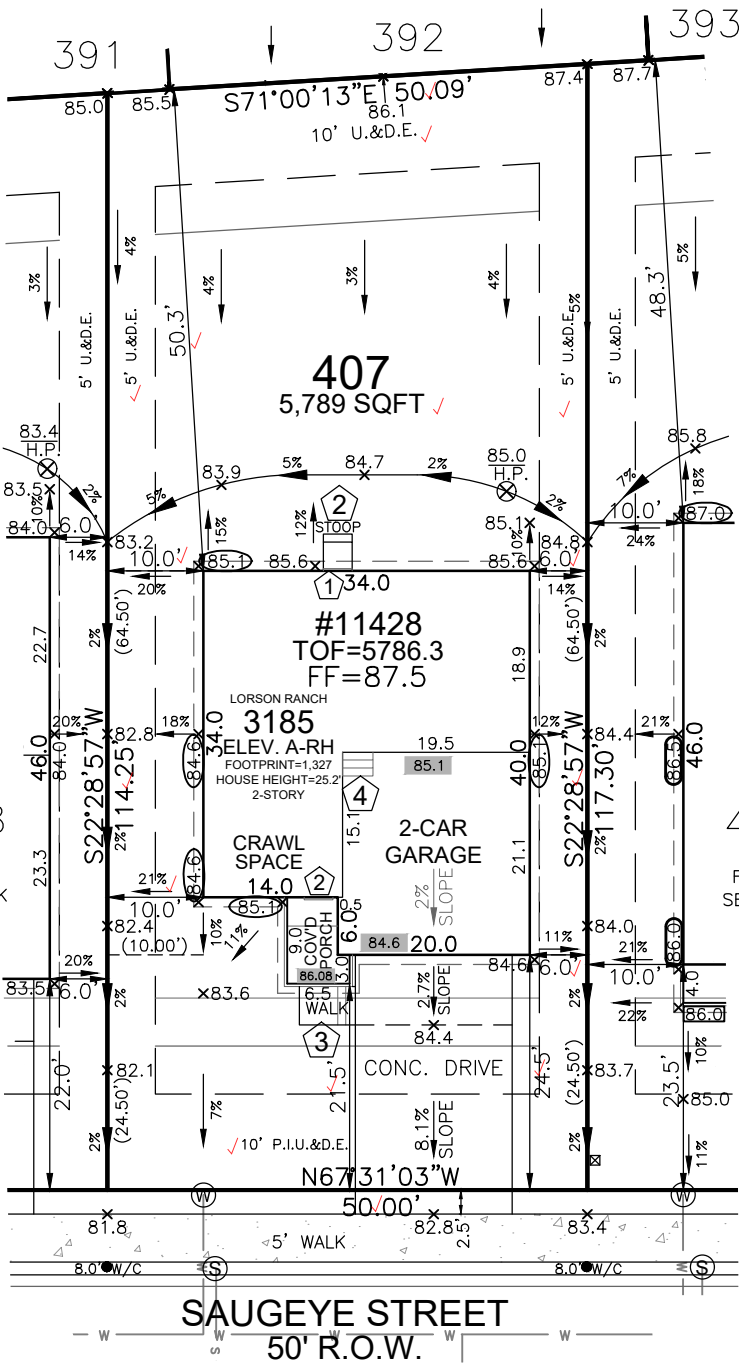
APPROVED
BESQCP

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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:

- HOUSE
- PORCH
- GARAGE/CRAWL SPACE
- FOUNDATION STEP
- CONCRETE
- RISER COUNT
- CONCRETE ELEVATION
- GRADING PLAN ELEVATION

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



Released for Permit

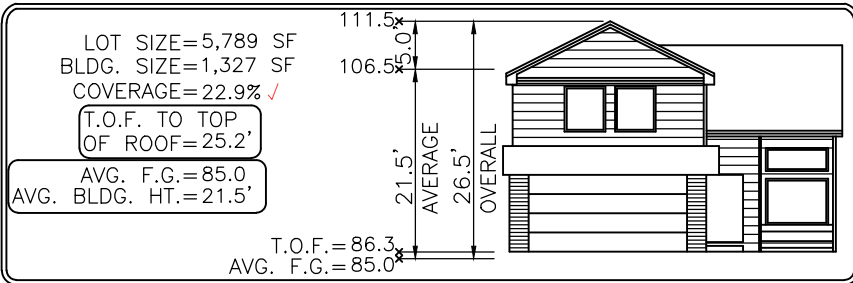
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REGIONAL
Building Department

amy

ENUMERATION

0 20 40
SCALE: 1"=20'



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

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

MINIMUM SETBACKS:

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

DRAWN BY: MM

DATE: 05.27.25



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

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

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	Floodplain
APPROVED AMY 6/9/2025 2:53:07 PM	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED <u>Plan Review</u> 06/11/2025 3:37:10 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.