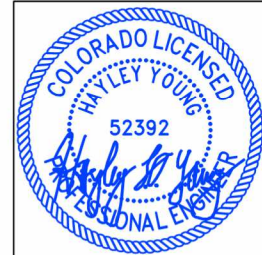
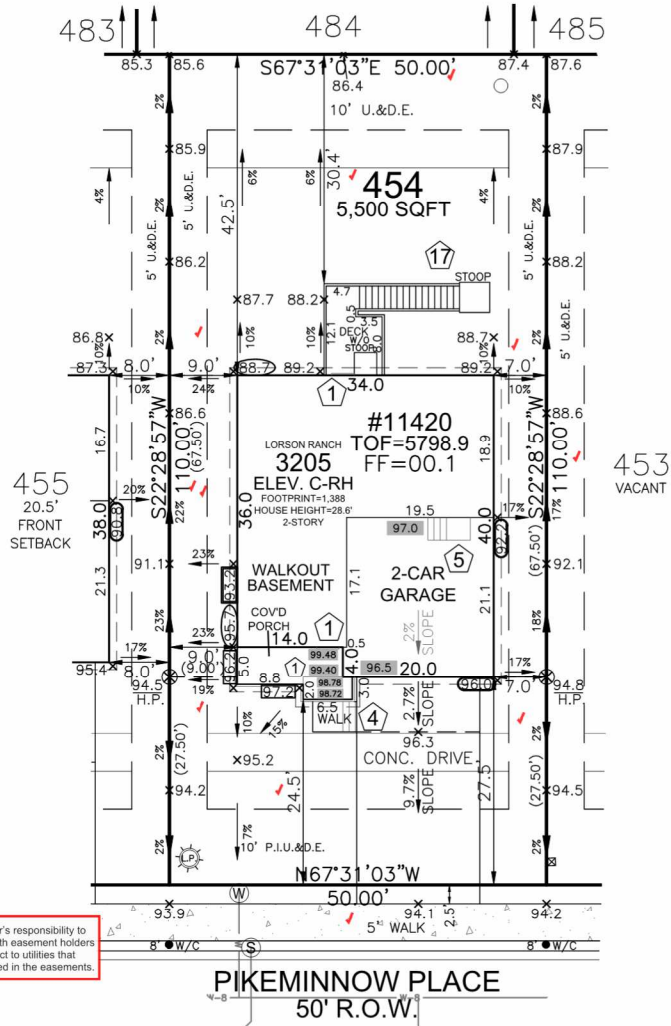




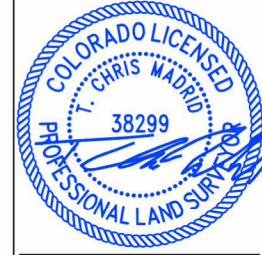
LOT 454

SCHEDULE NUMBER 5524214006

PLOT PLAN



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.

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

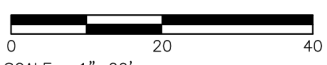
**SFD241112  
PLAT 14880  
ZONE PUD**

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIATE 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.

**APPROVED Plan Review**  
12/04/2024 6:47:30 PM  
dsdarchuleta  
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIATE 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.

**APPROVED BESQCP**  
12/04/2024 6:47:38 PM  
dsdarchuleta  
EPC Planning & Community Development Department



SCALE: 1"=20'

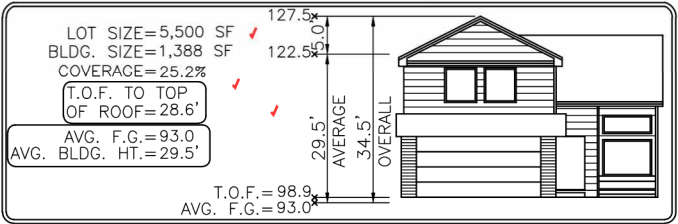
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 98.9
- GARAGE SLAB = 96.5
- GRADE BEAM = 33" (98.9 - 96.5 - 02.4 \* 12 - 29" + 4" = 33")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 32"
- STEP FOUNDATION AT LOCATIONS INDICATED
- POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION

**LEGEND**

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

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



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

MODEL OPTIONS: 3205-C/2-CAR/WALKOUT BSMT/9' WALLS

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 11420 PIKEMINNOW PLACE

**MINIMUM SETBACKS:**  
FRONT: 15'  
GARAGE: 20'  
REAR: 15'  
CORNER: 10'

DRAWN BY: KM

DATE: 10.08.24



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



Parcel: 5524214006

Address: 11420 PIKEMINNOW PL, COLORADO SPRINGS

Plan Track #: 196679  Received: 04-Dec-2024 (BRENT)

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

Type of Unit:

Garage	419
Lower Level 2	886
Main Level	909
Upper Level 1	1172
Total Square Feet	
	3386

Enumeration  
**APPROVED**  
BRENT  
12/4/2024 11:22:48 AM

Floodplain  
(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
12/04/2024 6:50:25 PM  
dsdarchuleta  
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.