

SFD25552



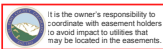
LOT 495

SCHEDULE NUMBER 5524215002 ✓

APPROVED
BESQCP
06/09/2025 3:39:55 PM
J. Young
EPC Planning & Community
Development Department

APPROVED
Plan Review
06/09/2025 3:40:01 PM
J. Young
EPC Planning & Community
Development Department

PLOT PLAN



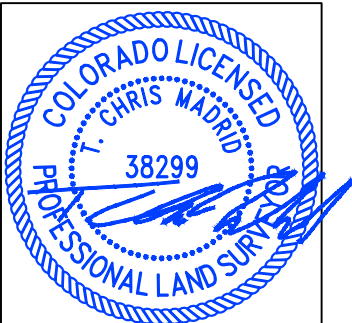
Any approval given by
El Paso County
does not create the need
to comply with applicable
federal, state, or local
laws and/or regulations.
Approval is contingent upon compliance with all
applicable rules on the record plan.

An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.

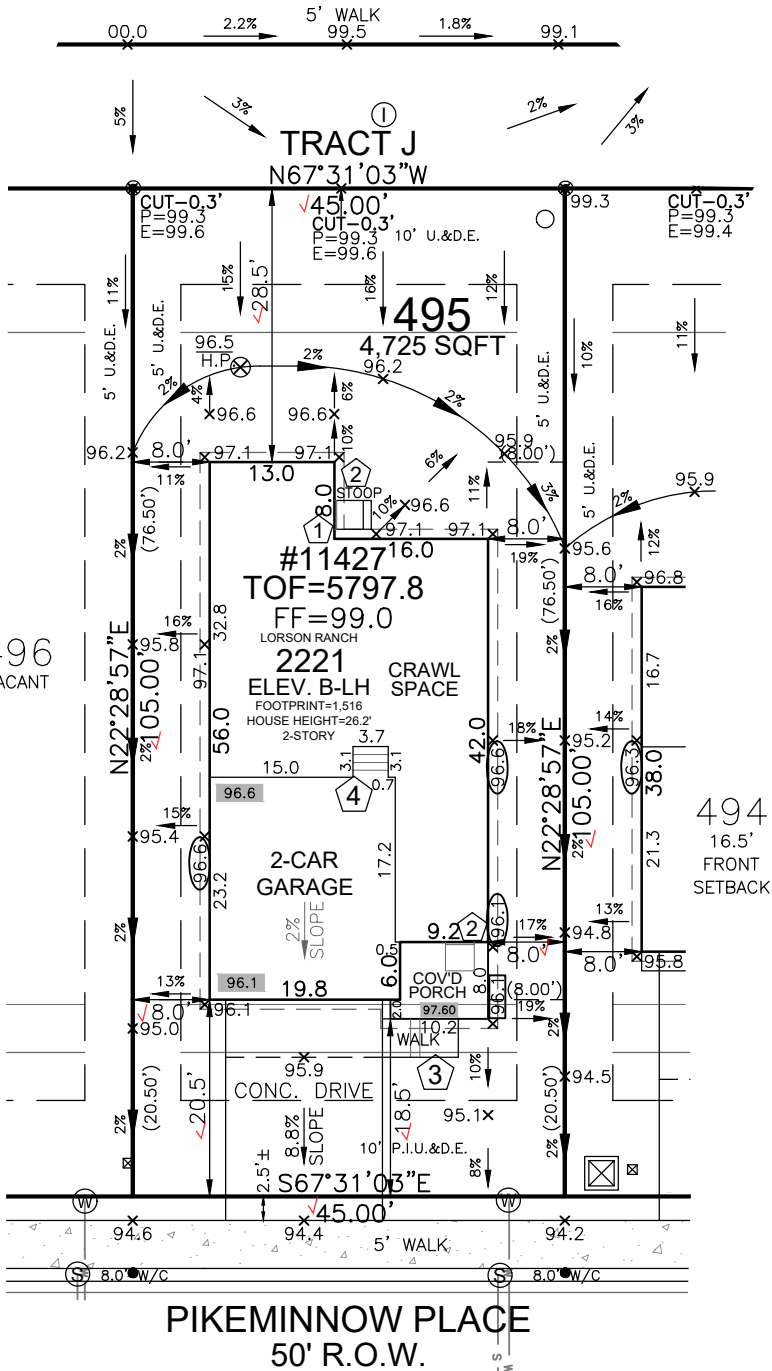
Division of drainage of any drainage way
is not permitted without approval of the
Planning & Community Development Department.



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 = 97.8
- GARAGE SLAB = 96.1
- GRADE BEAM = 24"
(97.8 - 96.1 = 01.7 * 12 = 20" + 4" = 24")
*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- CUT/FILL AT LOCATIONS SHOWN FOR
ADEQUATE DRAINAGE

LEGEND

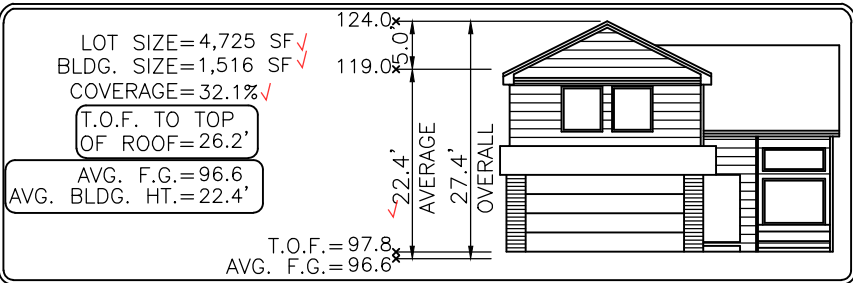
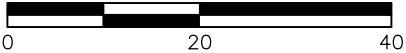
LOWERED FINISH GRADE:

- 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= 327SF
COVERAGE=36.3 %



Released for Permit
06/09/2025 3:07:03 PM
REGIONAL
Building Department
amy
ENUMERATION



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

MODEL OPTIONS: 2221-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1 ✓

COUNTY: EL PASO PUD PLAT 14880

05.27.25 / LEFT / NAIL TO NAIL=76.00'
Front 10': N=21494.9563 E=28828.3648
Rear 10': N=21424.7326 E=28799.3021

ADDRESS: 11427 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: 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

SITE



2023 PPRBC
2021 IECC

Address: 11427 PIKEMINNOW PL, COLORADO SPRINGS

Parcel: 5524215002

Plan Track #: 202505  Received: 09-Jun-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	459
Lower Level 2	983
Main Level	1022
Upper Level 1	1270
3734	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

AMY

6/9/2025 3:07:49 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

06/09/2025 3:40:57 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.