

**REVISIONS:**  
 10.20.25 - MINOR LEFT SIDE SWALE ADJUSTMENT TO WORK WITH NEW HOUSE ON LOT 496. MM  
 01.22.26 - FROM PLAN 2221-B TO PLAN 1281-B WITH ALL NEW GRADING. MM



LOT 495

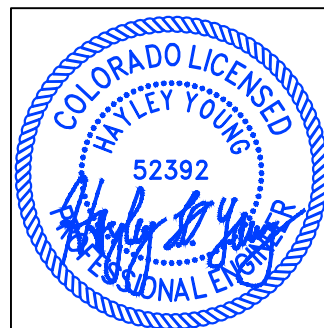
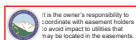
SCHEDULE NUMBER 5524215002

**SFD25552**

**PLOT PLAN**

**APPROVED**  
Plan Review

01/30/2026 12:45:16 PM  
 M. Younger  
 EPC Planning & Community  
 Development Department



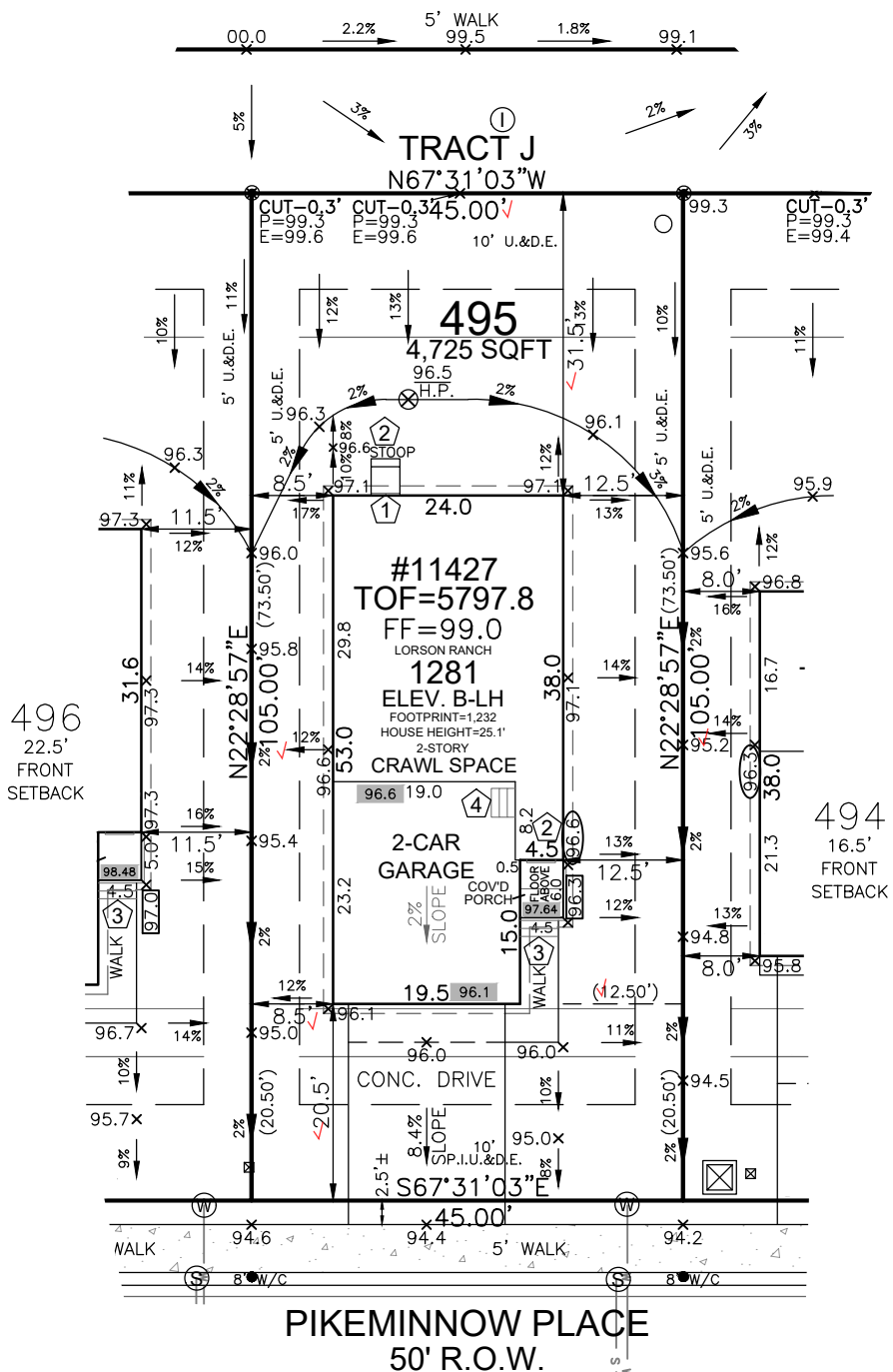
HAYLEY YOUNG, P.E.  
DATE: 01.22.26

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: 01.22.26

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 = 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 18"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

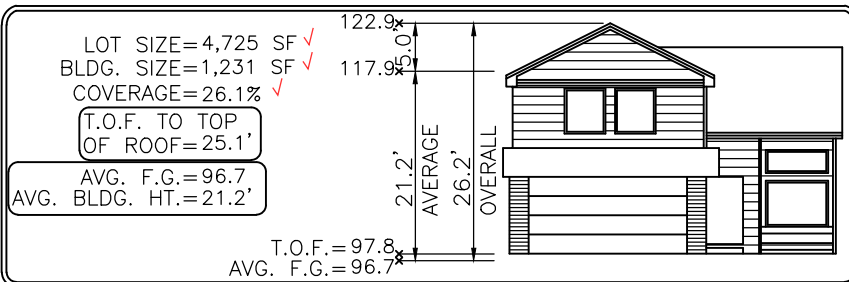
**LEGEND**

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

Released for Permit

01/26/2026 3:41:19 PM  
 REGIONAL Building Department  
 amy  
 ENUMERATION



SCALE: 1"=20'

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

MODEL OPTIONS: 1281-B/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO

**PUD PLAT 14880**

01.22.26 / LEFT / NAIL TO NAIL=73.00'  
 Front 10': N=21495.1475 E=28827.9028  
 Rear 10': N=21427.6958 E=28799.9874

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: 26-Jan-2026 (QUINTONW)

Description: (Splice 01/26/26)

## Required PPRBD Departments (1)

**RESIDENCE**

Type of Unit:

**Enumeration**  
Released for Permit  
01/26/2026 3:42:09 PM  
  
amy  
**ENUMERATION**

## Required Outside Departments (1)

**County Zoning**  
**APPROVED**  
Plan Review  
01/30/2026 12:15:53 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.