

SFD241107
 PLAT 14880
 PUD



LOT 377

SCHEDULE NUMBER 5524208054

PLOT PLAN

APPROVED
Plan Review
 12/04/2024 1:16:26 PM
 dsdrangel
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OBLIVATE THE NEED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE, OR LOCAL
 LAWS AND/OR REGULATION

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

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.

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

APPROVED
BESQCP
 12/04/2024 1:16:37 PM
 dsdrangel
 EPC Planning & Community
 Development Department



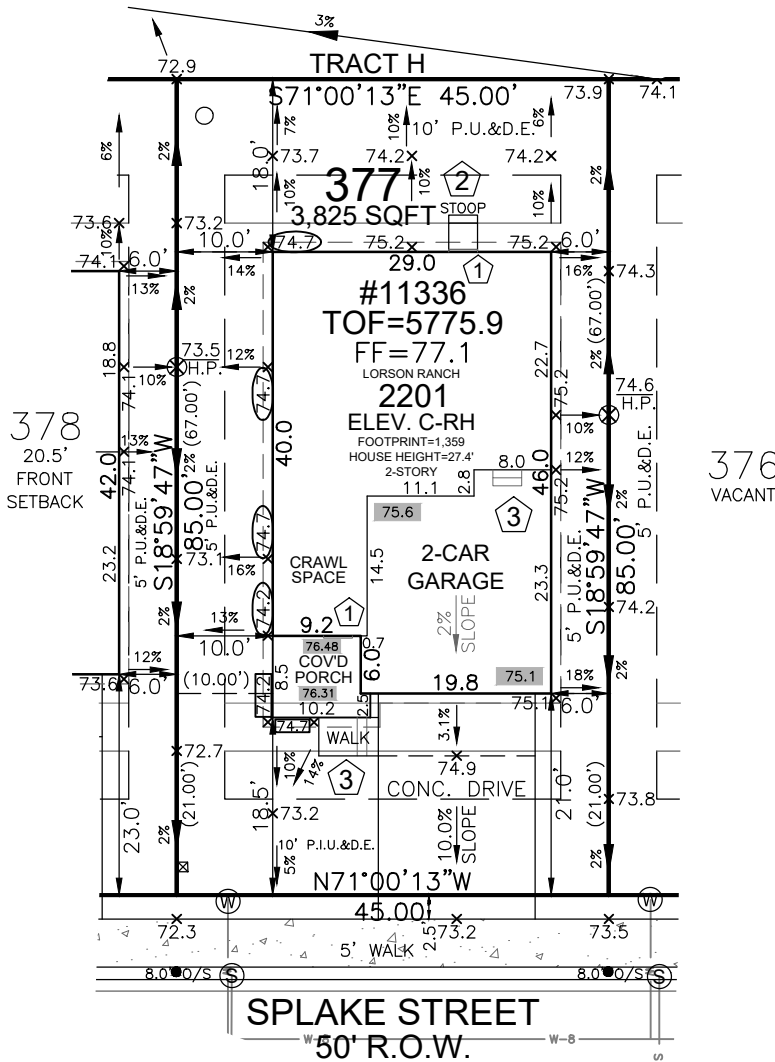
HAYLEY YOUNG, P.E.
 DATE: 10.07.24

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: 10.07.24

I HEREBY CERTIFY ONLY THE ELEMENTS
 OF THIS DOCUMENT THAT FALL WITHIN
 THE SCOPE OF MY DUTIES AS A P.L.S.



378
 20.5'
 FRONT
 SETBACK

376
 VACANT

Released for Permit
 12/04/2024 10:48:53 AM
 brent
 ENUMERATION

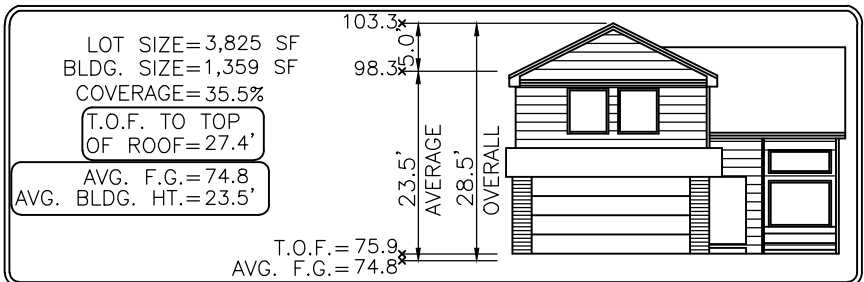
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 75.9
- GARAGE SLAB = 75.1
- GRADE BEAM = 14"
 (75.9 - 75.1 = 00.8 * 12 = 10" + 4" = 14")
 *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"

LEGEND

XX.X	LOWERED FINISH GRADE:
XX.X	HOUSE
XX.X	PORCH
XX.X	GARAGE/CRAWL SPACE
XX.X	FOUNDATION STEP
XX	CONCRETE
X	RISER COUNT
XX.X	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 %



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

MODEL OPTIONS: 2201-C/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 11336 SPLAKE STREET

MINIMUM SETBACKS:

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

DRAWN BY: KM

DATE: 10.07.24



6841 South Yosemite Street #100
 Centennial, CO 80112 USA
 Phone: (303) 850-0559
 Fax: (303) 850-0711
 E-mail: info@bjsurveying.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: 04.02.24


SITE



2023 PPRBC
2021 IECC

Address: 11336 SPLAKE ST, COLORADO SPRINGS

Parcel: 5524208054

Plan Track #: 196673 

Received: 04-Dec-2024 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	423	
Lower Level 2	859	
Main Level	898	
Upper Level 1	1213	
	3393	Total Square Feet

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BRENT</p> <p>12/4/2024 10:49:05 AM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
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Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>12/04/2024 1:16:53 PM</i></p> <p><i>dsdrangel</i></p> <p>EPC Planning & Community Development Department</p>
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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.