

SFD26747



LOT 370

SCHEDULE NUMBER 5524208047 ✓

APPROVED
Plan Review

08/25/2026 3:36:58 PM
dsdyounger

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLATE 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.

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



This parcel is in a low/moderate/high intensity fire
risk area. Please reach out to the local fire district
regarding recommendations for compliance with the
WRC code.



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

PLOT PLAN

REVISIONS:

08.11.26 — ADDED NORTH ORIENTATION ARROW/DEGREES
PER BUILDER REQUEST. MM



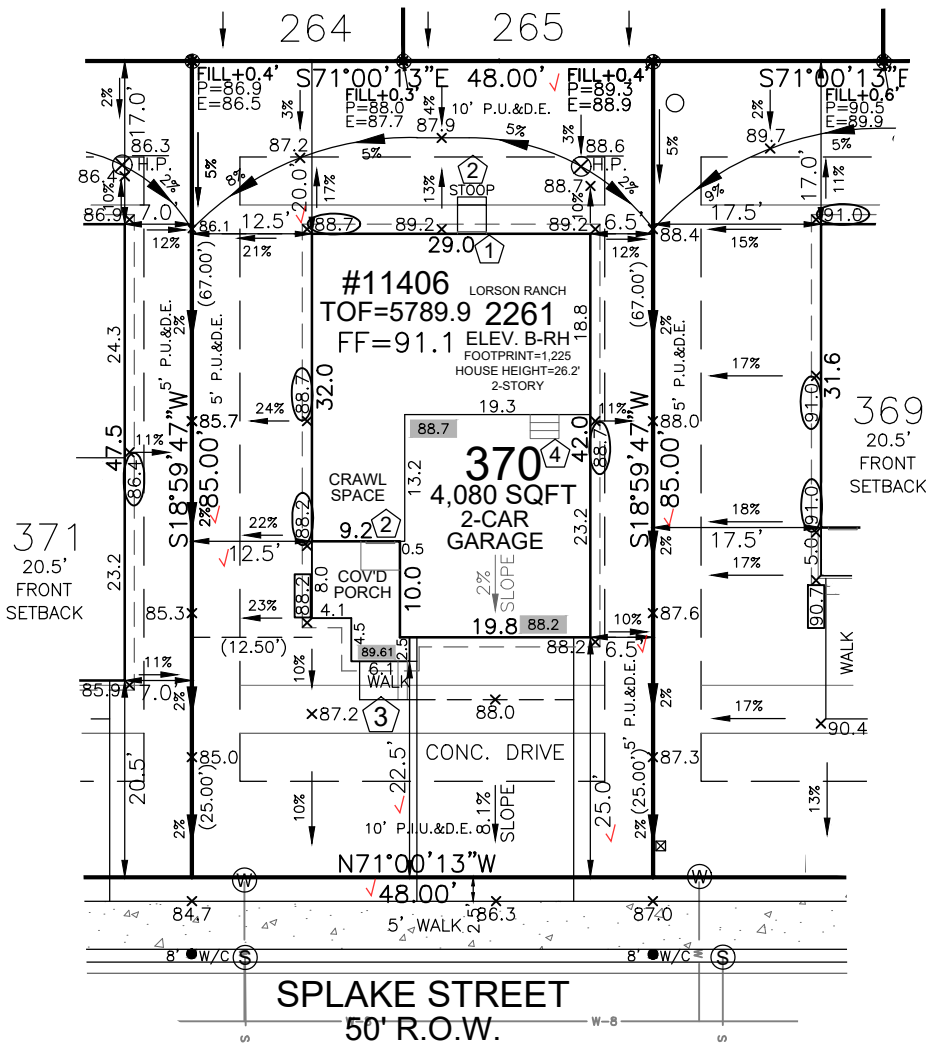
HAYLEY YOUNG, P.E.
DATE: 08.11.26

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: 08.11.26

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 = 89.9

GARAGE SLAB = 88.2

GRADE BEAM = 24"
(89.9 - 88.2 = 01.7 * 12 = 20" + 4" = 24")
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

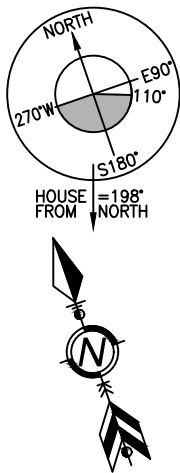
LOWERED FINISH GRADE AT PORCH 20"

CUT/FILL AT LOCATIONS SHOWN FOR
ADEQUATE DRAINAGE

LEGEND

LOWERED FINISH GRADE:

- (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



Released for Permit

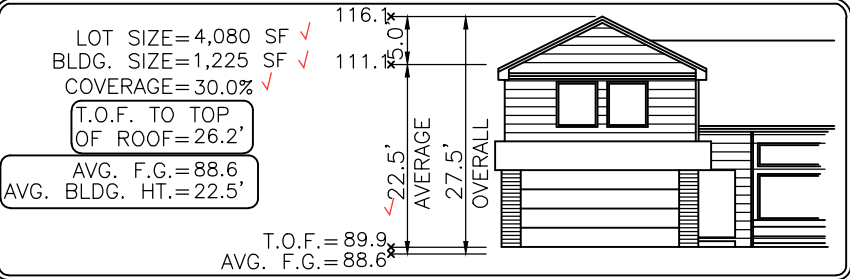
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REGIONAL
Building Department

Becky A

ENUMERATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 960 SF
DRIVE COVERAGE IN
FRONT SETBACK= 327 SF
COVERAGE=34.1 %



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

MODEL OPTIONS: 2261-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1 ✓ PUD PLAT 14880

COUNTY: EL PASO

07.31.26 / RIGHT / NAIL TO NAIL=62.00'
Front 10': N=22120.3496 E=28893.5383
Rear 10': N=22178.9730 E=28913.7198

ADDRESS: 11406 SPLAKE STREET ✓

MINIMUM SETBACKS:

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

DRAWN BY: MM

DATE: 07.29.26



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: 10.16.24

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 11406 SPLAKE ST, COLORADO SPRINGS

Parcel: 5524208047

Plan Track #: 216285

Received: 25-Aug-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	461	
Lower Level 2	673	
Main Level	689	
Upper Level 1	951	
	2774	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

8/25/2026 2:21:07 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

08/25/2026 3:16:28 PM



Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

08/25/2026 3:35:56 PM

dsdyounger

EPC Planning & Community
Development Department

Security Fire

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.