

SFD26619  
 PLAT-15216  
 PUD

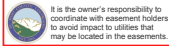


LOT 329 ✓

SCHEDULE NUMBER 5524115032 ✓

PLOT PLAN

APPROVED  
 Plan Review  
 06/30/2026 10:30:58 AM  
 dsd hills  
 EPC Planning & Community  
 Development Department

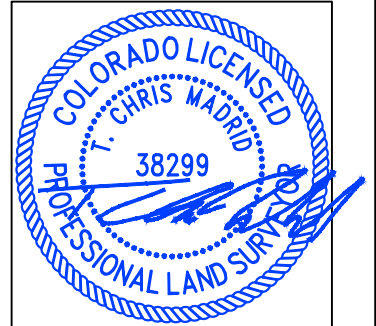


ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT OBVIATE THE NEED  
 TO COMPLY WITH APPLICABLE  
 FEDERAL, STATE, OR LOCAL  
 LAWS AND/OR REGULATION  
 Planning & Community Development Department  
 approval is contingent upon compliance with all  
 applicable rules on the recorded plat.  
 An access permit must be granted by the  
 Planning & Community Development Department  
 prior to the establishment of any driveway onto a  
 County road.  
 Division of backlogs of any drainage way  
 is not permitted without approval of the  
 Planning & Community Development Department



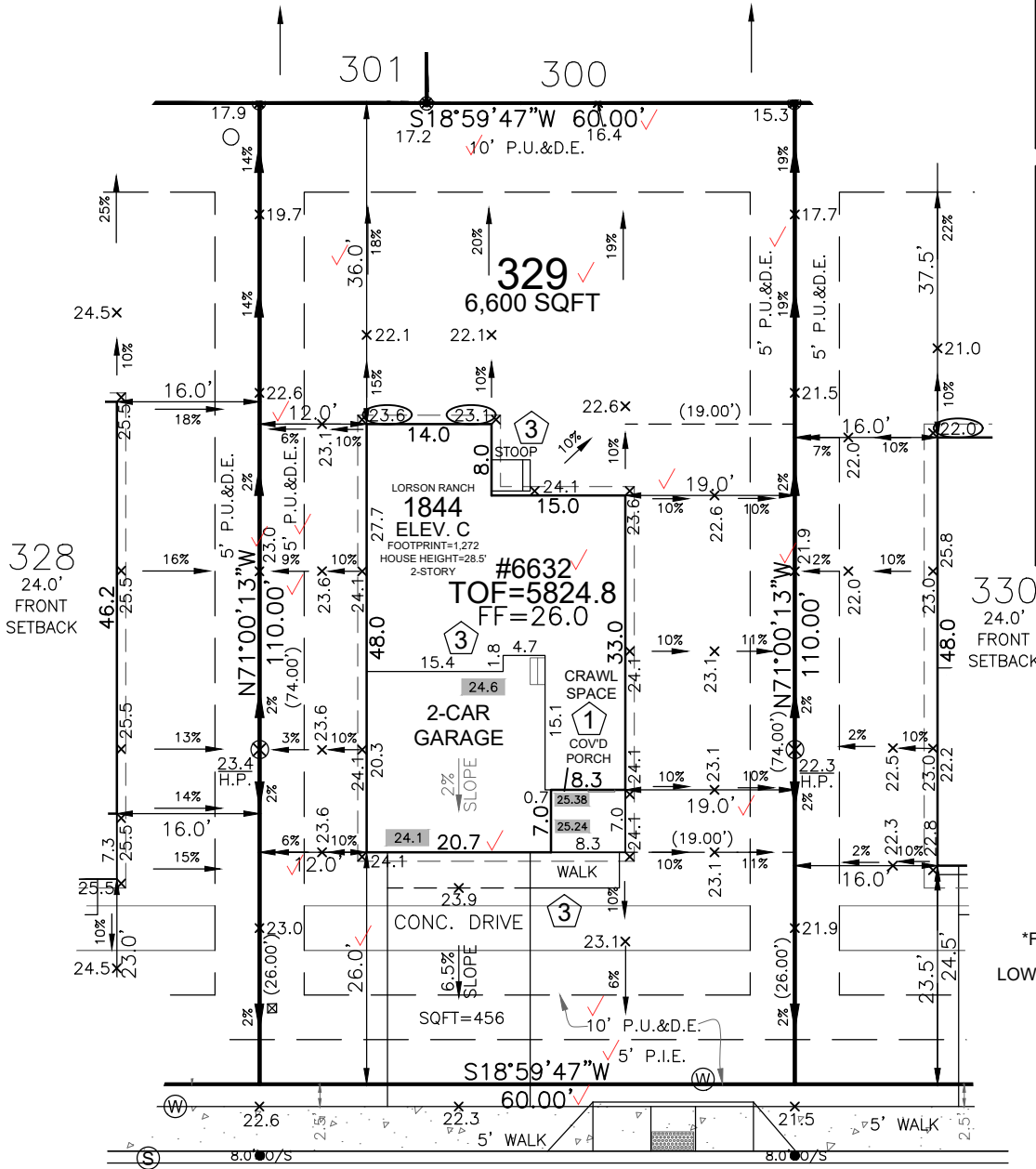
HAYLEY YOUNG, P.E.  
 DATE: 06.10.26

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: 06.10.26

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 = 24.8
- GARAGE SLAB = 24.1
- GRADE BEAM = 12"
- (24.8 - 24.1 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE

LEGEND

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

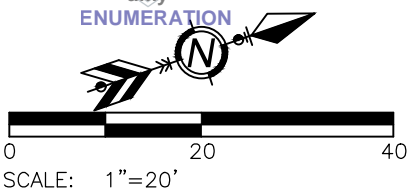
FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK= 1,560 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 416 SF  
 COVERAGE=26%

LOT SIZE=6,600 SF ✓  
 BLDG. SIZE=1,272 SF ✓  
 COVERAGE=19.3% ✓  
 T.O.F. TO TOP OF ROOF=28.5'  
 AVG. F.G.=24.1  
 AVG. BLDG. HT.=24.2' ✓

T.O.F.=24.8  
 AVG. F.G.=24.1

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

Released for Permit  
 06/26/2026 1:11:46 PM  
 REGIONAL Building Department  
 amy  
 ENUMERATION



MODEL OPTIONS: 1844-C/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO ✓

06.10.26 / LEFT / NAIL TO NAIL=68.00'  
 Front 10': N=21879.1042 E=30416.4499  
 Rear 10': N=21901.2388 E=30352.1532

ADDRESS: 6632 SPLIT MOUNTAIN DRIVE ✓

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: 03.06.23

MINIMUM SETBACKS:  
 FRONT: 15' ✓ SIDE: 5' ✓  
 GARAGE: 20' ✓  
 REAR: 10' ✓  
 CORNER: 10' ✓

DRAWN BY: BL

DATE: 06.09.26



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 Amended

Address: 6632 SPLIT MOUNTAIN DR, COLORADO SPRINGS

Parcel: 5524115032

Plan Track #: 214666 

Received: 26-Jun-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	541	
Lower Level 2	702	
Main Level	782	
Upper Level 1	1062	
	3087	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**6/26/2026 1:12:01 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**06/26/2026 4:08:33 PM**

**REGIONAL Building Department**

**matthewa**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/30/2026 10:32:51 AM**

**dsdhills**

**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.